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Guidelines for Preparing Estimates of Potential Gross Sales for Farm Parcels by Oregon Counties

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Introduction

The basic concept behind this procedure is to provide a way to estimate potential gross sales for any farm parcel in the county. This is done by linking countywide OSU Extension Service data to soil-specific assessor data. Potential gross sales (PGS) can then be calculated for any farm parcel.

It should be noted that it is easier to do these calculations than it is to explain how to do them!! A careful review of the 1996 report for the county will make these procedures much easier to follow.

The procedure has been incorporated into administrative rules (OAR660-33-135), adopted in February 1994. The procedure is used at the county level as one of three optional tests to obtain land use permits for farm-related dwellings in Exclusive Farm Use Zones.[1]

The procedure to estimate potential gross sales for each Oregon county consists of two phases. In the first phase, estimates are prepared for countywide gross sales for selected indicator crops for irrigated and non-irrigated lands. The indicator crops are selected based on extent of acreage. The gross sales estimates represent the weighted average of the value per acre for the indicator crops for the five previous years.

The second phase consists of calculating potential gross sales estimates for all soil classes in a given county. A net rent value, assigned to each soil class by the county assessor, is combined with the gross sales estimates from phase I to obtain the potential gross sales for each soil class.

A detailed description of procedures for both phases is described in the following sections.

Phase I: Countywide Average Gross Sales Estimates

Countywide gross sales are estimated by generating an "Indicator Crop Worksheet." Data for acreage and value of product for selected indicator crops are used to obtain the estimates.

Data Sources

1) OSU Extension Report 790. The Harvested Acreage and the Oregon Gross Farm Sales tables found in this report provide information on acreage and value of product for different crop

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[1] The procedure was originally developed in a Master's research paper by Patrick Clinton. The paper, "A Potential Gross Sales Test for Farmland: The Synthesis and Application of a Rural Resource Planning Tool," is available through the Department of Geosciences at Oregon State University.

types. The analysis requires the report for each of the five previous years. The reports are available from the Oregon State University Extension Service.[2]

2) Oregon County Commodity Worksheets. These sheets provide information on acreage and value of product on specific crops within a group. The sheets that are required are those for alfalfa, hay silage, silage corn, and other hay. The commodity worksheets are unpublished documents but are available from the Oregon State University Extension Service (see footnote 2).

3) Oregon Census of Agriculture (1992). The information in Table 30: Land in Orchards is used to determine whether the tree fruits and nuts crops category is designated as irrigated or dry, according to the acreage reported for each county.

Procedures

The OSU Extension Report 790 includes a table showing acreage and gross sales values by crop groups. The first step in developing the indicator crop worksheet is to determine whether the crop groups are irrigated or dry. Table 1 classifies the groups in OSU Extension Report 790 as irrigated or dry.

The determination of whether a crop group is classified irrigated or dry was based on information from the Economic Information Service, OSU Extension Service. While there may be some dry crops that are irrigated by some farmers, these classifications reflect the overall pattern. If a county has information that would change this classification, then it can be changed. Tree Fruits and Nuts were classified as Irrigated or Dry depending upon the total Irrigated and Dry orchard acreage reported in the **Oregon Census of Agriculture Table 30 (1992)**. Each county was classified as either Irrigated or Dry based on the most common orchard type according to their acreage (irrigated or dry). Again, if a county has information supporting a change, then make the change.

Modified Harvested Acreage Summary Table

Once crop groups have been classified as irrigated or dry, acreage values for Table 2 can be taken directly from the tables in the most recent edition of OSU Extension Report 790. The only exceptions are the values for the Hay and Silage group. The Hay and Silage group is divided into two groups as indicated in Table 1. The acreage values for each group are found in the **Oregon County Commodity Worksheets.** The total acreage for the Alfalfa, Silage Corn, and Hay Silage is the **SUM** of the acreage for each individual crop type.

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[2] Contact the Economic Information Office, Department of Agricultural & Resource Economics, 219 Ballard Extension Hall, Oregon State University, Corvallis, OR 97331-3601, Telephone (541)737-6126.

Table 1. Classifying Crop Groups as Irrigated or Dry.

Indicator Crops	Categorization: Dry or Irrigated
Grains	Dry for all counties
Hays and Silage: This crop group is divided into two indicator crop groups: Alfalfa, Silage Corn, Hay Silage Other Hays	 Irrigated for all counties Dry for all counties
Tree Fruits and Nuts	Irrigated for Baker, Coos, Curry, Deschutes, Grant, Hood River, Jackson, Josephine, Klamath, Lake, Linn, Malheur, Sherman, Umatilla, Union, Wallowa, Wasco, and Wheeler Dry for all other counties
Grass & Legume Seeds	Irrigated for Jefferson and Union Dry for all other counties
Field Crops	Irrigated for all counties
Small Fruits & Berries	Irrigated for all counties
Vegetables	Irrigated for all counties

Indicator Crop Worksheet Generation

The instructions that follow make reference to a sample of the indicator crop worksheet found in Table 4.

Step 1:

First, it is necessary to select the indicator crops to be used in the calculations. Three irrigated and three dry crops should be selected. The selection is based on the harvested acreage values from Table 2, the modified harvested acreage summary table, for the current year. The crops with the largest harvested acreage are selected, three for dry and three for irrigated. Some counties will use less than three crops because only one or two indicator crops may be grown in the county. The selection follows these general guidelines:

1) if acreage for a given crop is less than 10% of the total for each classification (irrigated or dry), that crop is not selected.

Table 2. Modified Harvested Acreage Summary Table

Dry					Irrigated					
Year	Grains	Other Hay	Tree Fruits and Nuts	Grass and Legume seeds	Alfalfa, Silage Corn, Hay Silage	Grass and Legume Seeds	Field Crops	Tree Fruits and Nuts	Small Fruits and Berries	Vegetables Crops

Table 3. Modified Value of Product Summary Table

Dry					Irrigated					
Year	Grains	Other Hay	Tree Fruits and Nuts	Grass and Legume seeds	Alfalfa, Silage Corn, Hay Silage	Grass and Legume Seeds	Field Crops	Tree Fruits and Nuts	Small Fruits and Berries	Vegetables Crops

2) when there are more than three irrigated or dry crops and there is a less than 10% difference in their acreage values, it is necessary to get the total acreage for the previous five-year period for each indicator crop, and select the three crops for which the totals are the largest.

Step 2:

After selection of indicator crops, harvested acres are entered for each selected indicator crop for each of the previous five years. It will be helpful to use a computer spreadsheet program if available. If not, worksheets for each year will help organize the data. Counties should use the numbers for previous years provided by DLCD in the 1996 PGS report for the county. This will mean that only one year, the most current, needs to be calculated for Steps 2 and 3.

Step 3: ***Modified Value of Product Summary Table***

Table 3 uses the same crop group classifications as the modified harvested acreage table. As indicated by its name, the modified value of product table shows the value of product obtained from the total harvested acreage for each indicator crop. The value of product for each indicator crop can be taken directly from the same sources listed above for the acreage table. A table for each of the five previous years is prepared. Again, the data for previous years can be transferred from the 1996 PGS report for the county.

Step 4:

The data from the Step 3 worksheets are entered into the "Indicator Crop Worksheet." An example is given in Table 4. The column titled "Value per Acre" is generated by dividing the value of product by the harvested acres.

Step 5:

Next, the years with the lowest and largest values per acre are eliminated. The values for the remaining three years are entered under the section titled "Value per Acre for Middle Three Years." The column labeled "Total" is the sum of these three years, which is then divided by 3 to obtain the "Average Value per Acre."

Step 6:

The section of Table 3 titled "Five Year Statistics" gives the percentage that each indicator crop contributes to the total harvested acres for all crops within each classification of irrigated and dry. This is done by adding up the harvested acres for the five years shown at the top of the worksheet. Notice that irrigated and dry crops should be kept separate; thus, a total for irrigated and a total for dry is given in the column labeled "Total Acres."

A "Percent Total" value is derived for each crop by dividing the individual crop total by the total for irrigated or dry. This percentage is entered in the "Percent Total" column.

Table 4. Indicator Crop Worksheet

Indicator Crop	1995 Harvested Acres (in 1000s)	1995 Value of Product (in $1000)	1995 Value Per Acre (V/A)	1994** Harvested Acres (in 1000s)	1994** Value of Product (in $1000)	1994** Value Per Acre (V/A)	1993 Harvested Acres (in 1000s)	1993 Value of Product (in $1000)	1993 Value Per Acre (V/A)	1992 Harvested Acres (in 1000s)	1992 Value of Product (in $1000)	1992 Value Per Acre (V/A)	1991 Harvested Acres (in 1000s)	1991 Value of Product (in $1000)	1991 Value Per Acre (V/A)
I-FC	5.08	6,541	1,289	4.92	6,610	1,343	4.63	4,401	951	4.49	5,392	1,201	3.86	4,297	1,113
I-AS	2.00	776	388	2.00	767	384	2.20	779	354	3.00	1,170	390	3.00	1,206	402
I-V	11.41	9,324	818	10.43	8,446	810	8.92	6,969	781	8.47	7,609	898	9.26	7,845	847
D-GLS	34.85	17,662	507	34.65	17,076	493	32.04	13,969	436	33.12	13,196	398	34.50	14,102	409
D-OH	9.60	1,560	163	9.60	1,472	153	9.60	1,435	149	8.40	911	108	8.70	1,134	130
D-G	8.20	2,875	351	8.40	2,814	335	10.00	2,508	251	11.60	3,165	273	8.80	2,352	267

Indicator Crop	Value per Acre for Middle Three Years* 1995	1994	1993	1992	1991	Total	Avg. Value Per Acre
I-FC	1,289	0	0	1,201	1,113	3,602.97	**1,200.99**
I-AS	388	384	0	390	0	1,161.50	**387.17**
I-V	818	810	0	0	847	2,474.90	**824.97**
D-GLS	0	493	436	0	409	1,337.55	**445.85**
D-OH	0	153	149	0	130	433.16	**144.39**
D-G	0	335	0	273	267	875.12	**291.71**

Indicator Crop	Five Year Statistics Total Acres (in 1000s)	Percent Total	Three Middle Years (Avg. Value per Acre)*(Percent of Total)	Combined Adjusted Value
I-FC	23.0	**27.47%**	**329.86**	
I-AS	12.2	**14.58%**	**56.46**	
I-V	48.5	**57.95%**	**478.08**	
I-Total	83.7			
				Irrigated 864
D-GLS	169.2	**64.55%**	**287.80**	
D-OH	45.9	**17.52%**	**25.29**	
D-G	47.0	**17.93%**	**52.32**	
D-Total	262.1			
				Dry 365

Indicator Crop Codes

D= Dry
I= Irrigated
G= Grains
V= Vegetables
FC= Field Crops
OH= Other Hays
AS= Alfalfa Hay and Silages
SFB= Small Fruits and Berries
TFN= Tree Fruits and Nuts
GLS= Grass and Legume Seeds
Value= Gross sales

* Years with the lowest and highest values are eliminated

** 1994 figures are revised estimates, and may differ from the table compiled in 1995

Special cases: When it is known that a given crop is grown only on specific soil classes, that crop should have a total by itself. Counties where such special cases existed for the last two years will find on their worksheet for 1996 that the total acres under the five years statistics are labeled individually for each crop (e.g., "I-FC Total" instead of having a total for irrigated, "I-Total." This means that under the column "Percent Total," the I-FC Total will be 100%.)

Step 7:

The "Average Value per Acre" calculated in the middle section of the Table 4 worksheet is then multiplied by the "Percent Total" for each crop and entered under the column labeled "Three Middle Years." This procedure **weights** the indicator crops by their relative acreage so that the average value per acre better reflects the actual cropping patterns.

Step 8:

The combined adjusted value is obtained by adding up the values for each indicator crop calculated in Step 5. Notice that irrigated and dry crops are kept separate and thus, there should be a "Combined Adjusted Value" for irrigated and another for dry crops.

When special cases are present (see Step 6), there should be a "Combined Adjusted Value" for each specific crop instead of one for the entire category. When this is the case, the soil classes on which this crop is exclusively grown should be indicated.

Example: Irrigated FC (soil classes 1 and 2)
Irrigated AS (soil classes 3 and 4)

Dry

The reason for making this distinction is that some high value crops, such as vegetables, field crops, and fruit orchards may be grown only on certain soil classes. To group them with lower value crops grown on soil classes 3 and 4 would distort the value per acre on soil classes 1-4.

Phase II: Potential Gross Sales Estimates

The PGS estimates are generated by combining the indicator crop gross sales calculated in Phase I and the county assessor net rent data. The calculations are derived in what is called the "Worksheet for Combining Indicator Crop Gross Sales and Assessor Net Rents." An example of this worksheet is presented in Table 5. You should also refer to your respective county worksheet found in the 1996 PGS report.

Table 5. Worksheet for Combining Indicator Crop Gross Sales and Assessor Net Rent

Sub Area	Soil Class	IRRIGATED Net Rent	IRRIGATED % of Average	IRRIGATED PGS	DRY Net Rent	DRY % of Average	DRY PGS
"A"	1	96.00	132.11%	$1,141.43	52.80	145.05%	$529.45
	2	93.60	128.81%	$1,112.90	52.80	145.05%	$529.45
	3	72.00	99.08%	$856.07	48.00	131.87%	$481.32
	4				21.12	58.02%	$211.78
	5				13.44	36.92%	$134.77
	6				7.68	21.10%	$77.01
	7				4.80	13.19%	$48.13
"B"	1	72.00	99.08%	$856.07	39.60	108.79%	$397.09
	2	70.20	96.61%	$834.67	39.60	108.79%	$397.09
	3	54.00	74.31%	$642.06	36.00	98.90%	$360.99
	4				15.84	43.52%	$158.84
	5				10.08	27.69%	$101.08
	6				5.76	15.82%	$57.76
	7				3.60	9.89%	$36.10
"C"	1	72.00	99.08%	$856.07	39.60	108.79%	$397.09
	2	70.20	96.61%	$834.67	39.60	108.79%	$397.09
	3	54.00	74.31%	$642.06	36.00	98.90%	$360.99
	4				15.84	43.52%	$158.84
	5				10.08	27.69%	$101.08
	6				5.76	15.82%	$57.76
	7				3.60	9.89%	$36.10

Total Irrigated Net Rent Soil Class 1-4	654.0
Average Irrigated Net Rent Soil Class 1-4	72.7
Total Dry Net Rent Soil Class 1-4	436.8
Average Dry Net Rent Soil Class 1-4	36.4

Combined Adjusted Value Per Acre (from Indicator Crop Worksheet)

Irrigated	864
Dry	365

Step 9:

A net rent or net income value for each soil class is required to calculate the PGS estimates. These data can be obtained from the county assessor's office. The net rent values are entered for each soil class and each sub-area as shown in Table 5. This and the following steps should be repeated for each category, irrigated and dry, as well as for the different geographic areas used by the assessor, such as bottom land, hill lands, etc.

Step 10:

An average net rent is calculated for soil classes 1 to 4, for irrigated and dry soil classes. To obtain this average, the sum of the net rents for these soil classes is divided by the number of entries that correspond to soil classes 1-4. These calculations are shown at the lower part of Table 5.

Special Cases: If cases such as those described in Step 4 are present, the average net rent is calculated for the soil classes on which the given crop is calculated. Following the example in Step 6, the entries would be:

Total Irrigated Net Rent Soil Classes 1 and 2
Average Irrigated Net Rent Soil Classes 1 and 2
Total Irrigated Net Rent Soil Classes 3 and 4
Average Irrigated Net Rent Soil Classes 3 and 4

Total Dry Net Rent Soil Classes 1-4
Average Dry Net Rent Soil Classes 1-4

Step 11:

The column labeled "% of Average" is calculated by dividing the net rent for a particular soil class by the average net rent for a given category, such as "Average Irrigated Net Rent." It is important to note that although the average net rent is usually derived for soil classes 1-4, the same average is used for the rest of the soil classes when obtaining the % of Average entry.

When special cases are present, the net rent for the specific soil type is divided by the specific average net rent to obtain the "% of Average" entry.

Step 12:

Potential gross sales estimates are derived by multiplying the "% of Average" value in Table 5 by the "Combined Adjusted Value" for that category obtained in the indicator crop worksheet in Phase I.

Step 13:

In the 1996 PGS report, there is a worksheet entitled "Potential Gross sales (PGS) For Farm Parcels by Soil Class." This worksheet is only a summary worksheet that was created to provide rapid and easy access to the PGS estimates. PGS estimates from the worksheet created in Steps 6 to 9 are translated directly to the summary worksheet without involving any new calculations.

Summary

The procedure, in essence, takes countywide average gross sales estimates for selected indicator crops and makes them parcel-specific by linking the countywide estimates to assessor net rents for each soil class. The soil classes and associated PGS can then be used to prepare estimates of potential gross sales for any farm parcel in the county.

Umatilla County (1996)
Potential Gross Sales (PGS) For Farm Parcels by Soil Class

Sub Area	Soil Class	IRRIGATED PGS	DRY PGS	ALL CIRCLE IRRIGATED PGS
Area 1	1		$583.94	$624.74
	2		$493.24	
	3		$427.86	
	4		$382.54	
	5		$246.53	
Area 2	1		$393.10	
	2		$331.30	
	3		$284.93	
	4		$254.00	
	5		$161.27	
Area 3	2		$240.48	
	3		$206.15	
	4		$184.73	
	5		$120.39	
Area 4	2		$289.38	
	3		$248.13	
	4		$222.39	
	5		$139.97	
Area 5	2		$139.72	
	3		$118.23	
	4		$105.39	
	5		$66.74	
Area 6	2		$178.98	
	3		$153.24	
	4		$136.14	
	5		$88.91	
Area 7	2		$203.93	
	3		$173.92	
	4		$156.76	
	5		$96.75	

Umatilla County (1996)
Potential Gross Sales (PGS) For Farm Parcels by Soil Class

Sub Area	Soil Class	IRRIGATED PGS	DRY PGS
Area 8	2		$211.58
	3		$181.58
	4		$164.41
	5		$104.34
Area C	1	$1,359.62	
	2	$1,070.81	
	3	$878.21	
	4	$749.87	
	5	$332.72	
Area D	1	$1,262.16	
	2	$998.87	
	3	$770.22	
	4	$655.27	
	5	$243.65	
Area E	1	$1,027.26	
	2	$856.43	
	3	$654.20	
	4	$526.03	
	5	$114.42	
Area H	1	$958.89	
	2	$787.89	
	3	$585.65	
	4	$457.67	
	5	$77.65	
Area J	1		$548.75
	2		$468.30
	3		$402.92
	4		$362.19
	5		$231.77
Area K	1		$402.98
	2		$341.18
	3		$294.81
	4		$263.88
	5		$171.21

Umatilla County (1996)
Potential Gross Sales (PGS) For Farm Parcels by Soil Class

Sub Area	Soil Class	IRRIGATED PGS	DRY PGS
Area L	1		$392.79
	2		$331.42
	3		$283.20
	4		$252.52
	5		$160.28
Area M	2		$137.50
	3		$116.07
	4		$103.17
	5		$64.64
Area N	2		$269.56
	3		$230.97
	4		$205.22
	5		$132.31
Area O	1	$1,912.78	
	2	$1,516.88	
	3	$1,225.21	
	4	$1,038.86	
	5	$612.07	
Area Q	1	$1,267.87	
	2	$990.31	
	3	$788.07	
	4	$646.70	
	5	$235.08	
Area S	1		
	2		
	3	$515.15	
	4	$402.87	
	5	$318.62	
	6	$262.39	
	7	$106.21	
	8	$14.46	
Area U	1	$1,211.11	
	2	$994.77	
	3	$817.16	
	4	$663.48	
	5	$220.27	

Umatilla County (1996)
Potential Gross Sales (PGS) For Farm Parcels by Soil Class

Sub Area	Soil Class	IRRIGATED PGS	DRY PGS
Range Good	3		$18.52
	4		$15.13
	5		$12.72
	6		$10.87
	7		$9.45
	8		$2.47
Range Fair	3		$16.67
	4		$13.89
	5		$10.87
	6		$9.45
	7		$8.27
	8		$2.47
Range Poor	3		$11.73
	4		$10.13
	5		$8.27
	6		$7.29
	7		$6.17
	8		$2.47
Area I (Irrigated Pasture)			
	2	$679.01	
	3	$644.20	
	4	$503.72	
	5	$398.41	
	6	$328.26	
	7	$117.63	
	8		

Umatilla County (1996)
Indicator Crop Worksheet

Indicator Crop	1995 Harvested Acres (in 1000s)	1995 Value of Product (in $1000)	1995 Value Per Acre (V/A)	1994** Harvested Acres (in 1000s)	1994** Value of Product (in $1000)	1994** Value Per Acre (V/A)	1993 Harvested Acres (in 1000s)	1993 Value of Product (in $1000)	1993 Value Per Acre (V/A)	1992 Harvested Acres (in 1000s)	1992 Value of Product (in $1000)	1992 Value Per Acre (V/A)	1991 Harvested Acres (in 1000s)	1991 Value of Product (in $1000)	1991 Value Per Acre (V/A)
I-FC	27.320	43,355	1,587	25.390	35,960	1,416	17.960	31,238	1,739	15.460	22,926	1,483	17.600	24,870	1,413
I-AS	26.600	15,104	568	25.700	13,407	522	25.700	12,825	499	31.000	15,064	486	30.700	16,609	541
I-V	43.935	40,815	929	41.320	31,874	771	38.880	31,261	804	40.890	21,964	537	36.070	24,999	693
D-GLS	6.685	5,569	833	8.020	4,259	531	7.565	4,211	557	5.245	2,872	548	5.445	3,078	565
D-G	285.600	100,842	353	295.600	73,091	247	293.800	74,385	253	285.000	55,958	196	284.500	58,644	206
D-OH	12.000	2,268	189	11.000	1,730	157	12.000	1,638	137	11.000	969	88	16.500	2,083	12[illegible]

Indicator Crop	Value per Acre for Middle Three Years* 1995	1994	1993	1992	1991	Total	Avg. Value Per Acre
I-FC	1,587	1,416	0	1,483	0	4486.2	**1495.39**
I-AS	0	522	499	0	541	1561.7	**520.57**
I-V	0	771	804	0	693	2268.5	**756.17**
D-GLS	0	0	557	548	565	1669.5	**556.50**
D-G	0	247	253	0	206	706.6	**235.53**
D-OH	0	157	137	0	126	420.0	**140.01**

Indicator Crop	Five Year Statistics: Total Acres (in 1000s)	Percent Total	Three Middle Years: (Avg. Value per Acre)*(Percent of Total)	Combined Adjusted Value
I-FC	103.7	**23.3%**	**348.95**	
I-AS	139.7	**31.4%**	**163.60**	
I-V	201.1	**45.2%**	**342.08**	
I-Total	444.5			Irrigated 855
D-GLS	33.0	**2.1%**	**11.91**	
D-G	1444.5	**93.8%**	**220.93**	
D-OH	62.5	**4.1%**	**5.68**	
D-Total	1540.0			Dry 239

Indicator Crop Codes:

D= Dry
I= Irrigated
G= Grains
V= Vegetables
FC= Field Crops
OH= Other Hays
AS= Alfalfa Hay and Silages
SFB= Small Fruits and Berries
TFN= Tree Fruits and Nuts
GLS= Grass and Legume Seeds
Value = Gross Sales

* Years with the lowest and highest values are eliminated

** 1994 figures are revised estimates, and may differ from the table compiled in 1995.

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Data Sources: - OSU Extension Service Report No. 790, "Oregon County and State Agricultural Estimates", 1991-1995.
- "1994 revised and 1995 Oregon County Commodity Work Sheets" (unpublished).

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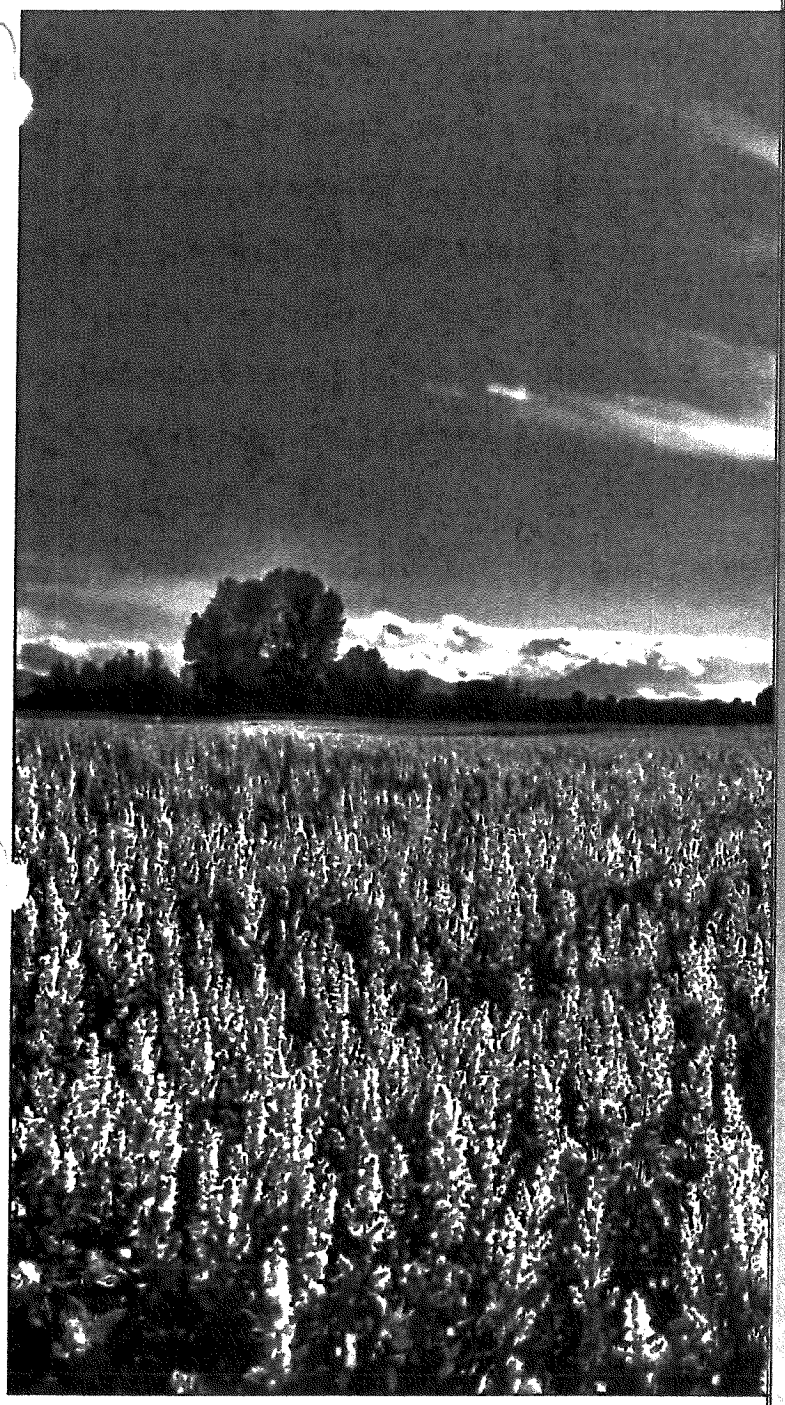

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2012

Oregon County and State Agricultural Estimates

Agricultural and Resource Economics
Department Report • May 2013

Oregon State University OSU

Exhibit A.6
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2012 Oregon County and State Agricultural Estimates

Oregon Agricultural Information Network (OAIN)
Extension Economic Information Office
Department of Agricultural & Resource Economics
Oregon State University

This report provides a quick overview of Oregon's recent crop and livestock production. The following pages include 2012 preliminary estimates for production and value. In addition, there are revised estimates for 2010 and 2011. Preliminary or first estimates are revised as needed when updated information is received. All of the data reported here were in our database as of April 23, 2013. We collect only farmgate level estimates. That means that no marketing charges or indirect government payments are included in our price estimates.

Web access is provided for you to review and download the publicly available numbers that we update periodically in our database. The URL for our homepage is: http://oain.oregonstate.edu/ This publication, as well as earlier versions, can be obtained by clicking on the Ag Summaries (SR 790) button on the right side of our homepage. Statewide and county charts are available by clicking the Charts button.

To see any portion of our database accessible to the public, you may click on the homepage button, OAIN Database. No username/password is required; just click on the Next button below the login boxes. You may then bring up pre-formatted reports on the menu provided or click on User Defined Report/Query to create your own tables. These tables may be displayed on your monitor screen and downloaded for printing. Or you may select an EXCEL spreadsheet output for further analysis.

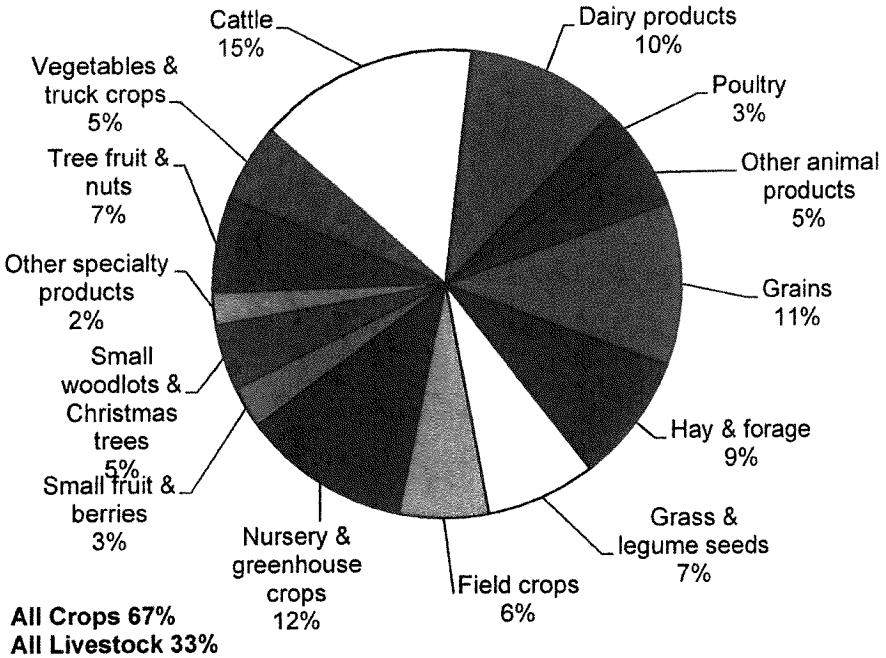
We try hard to protect confidential data from being viewed by agricultural industry members or the general public. That is done by hiding them within our database or by combining them with other commodities in county, regional or statewide summaries. Our definition of confidentiality is similar to that used by the Oregon Field Office, National Ag Statistics Service, USDA: any data that represent fewer than three producers or one producer with 60 percent or above are confidential.

The estimates we provide are obtained from a team of about 60 OSU Extension & Research faculty, statewide. They are knowledgeable about selected crop and livestock production in the counties that they serve. These numbers reflect their best judgment with respect to commodity production, prices, and usage patterns over time. The estimates represent overall annual values. We recognize that their choices for aggregating data may shift the gross farm sales ranking of specific commodities and sectors.

Commodities like some of the livestock forages are frequently produced, in part, for on-farm use. A single price estimate is made for each county's production regardless of whether it is sold in an open market environment or consumed as an input to the production of other commodities, e.g., beef cattle, dairy cattle, goats or sheep. The value of production estimate reflects the entire value of the commodity without regard to whether it is sold or consumed on-farm. The percent of sales for the commodity is also estimated. That percentage is multiplied by the value of production estimate to derive the estimated value of sales. Thus, for commodities that are consumed on-farm in other enterprises, the value of production would be significantly higher than the value of sales. The year that a commodity is sold is not a factor in preparing our estimates of percent sold.

A special thank you to Robert Clark, President, Dixon Creek Software, Corvallis Oregon. Mr. Clark was the database programmer who designed and developed the software necessary to make the OAIN system operational. We are now able to collect and disseminate data electronically through a web-based system. He continues to provide technical support and upgrades. This year Dr. Bart Eleveld supervised the data collection, assembled the current report and uploaded this data to the web.

Agricultural Commodity Sales
Oregon, 2012p



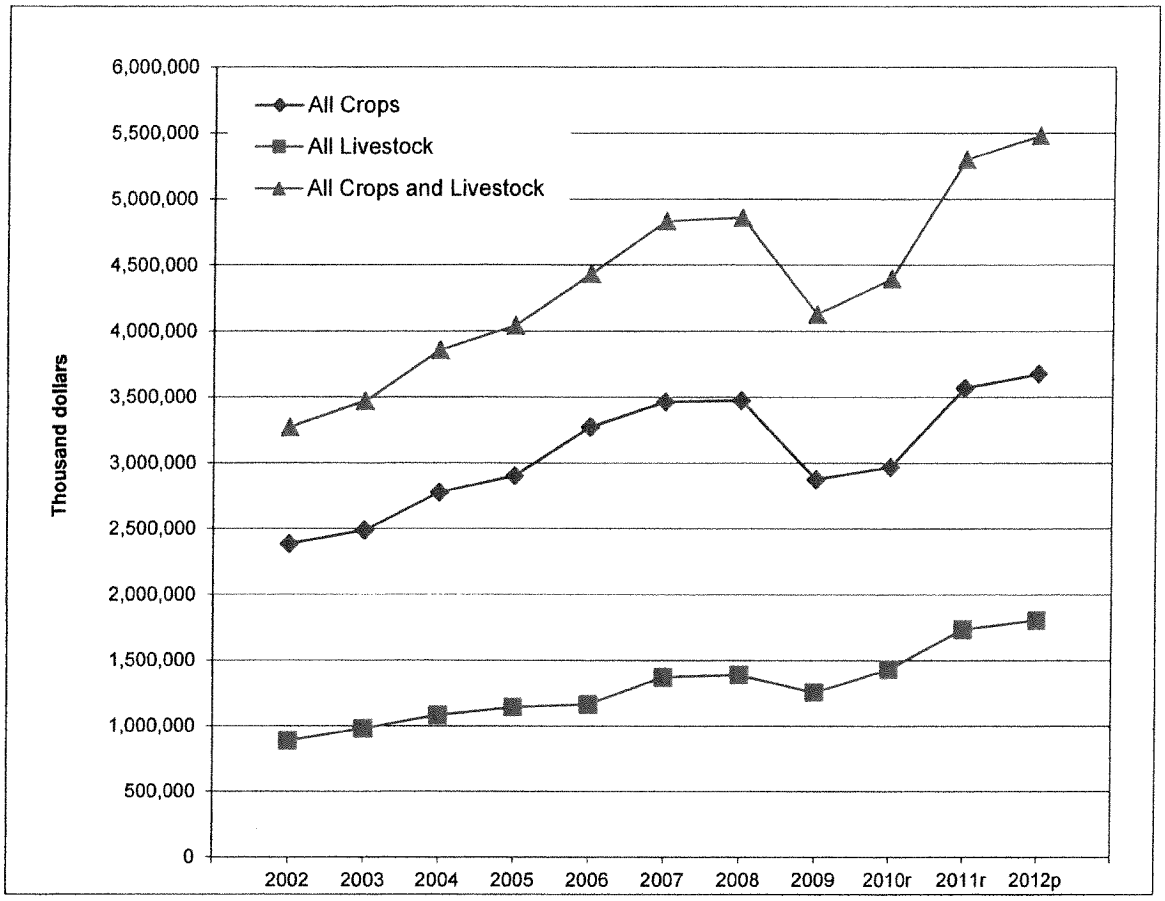
All Crops 67%
All Livestock 33%

2012p Sales By Commodity ($000)

Grains	615,125
Hay & forage	484,731
Grass & legume seeds	410,999
Field crops	338,265
Nursery & greenhouse crops*	640,684
Small fruit & berries	158,126
Small woodlots & Christmas trees	250,512
Other specialty products	121,545
Tree fruit & nuts	361,215
Vegetables & truck crops	294,790
All Crops	**3,675,992**
Cattle	832,530
Dairy products	574,049
Poultry	162,155
Other animal products	235,891
All Livestock	**1,804,625**
All Crops & Livestock	**5,480,617**

p = preliminary. Values are in thousands of dollars (e.g., 10,000 = $10,000,000).
** = 2012 data was largely unavailable for Nursery and Greenhouse crops so 2011 sales were used so as not to unduly bias total sales.*
Source: Oregon Agricultural Information Network (OAIN), Extension Economic Information Office, Oregon State University.

Total Gross Farm Sales, 2002-2012p



Source: Extension Economic Information Office, Oregon State University

Gross Farm & Ranch Sales ($000) by District & County, 2012p

District & County	All Crops	All Animal Products	Total Sales
Benton	86,935	14,957	101,892
Clackamas	269,277	74,237	343,514
Lane	93,081	35,376	128,457
Linn	232,369	69,563	301,932
Marion	476,171	163,155	639,326
Multnomah	53,266	3,508	56,774
Polk	110,663	52,130	162,793
Washington	272,368	19,676	292,044
Yamhill	222,647	47,192	269,839
Willamette Valley	**1,816,777**	**479,794**	**2,296,571**
Clatsop	5,548	61,091	66,639
Columbia	21,646	4,866	26,512
Coos	26,591	47,859	74,450
Curry	14,572	19,210	33,782
Lincoln	16,225	41,587	57,812
Tillamook	6,040	135,520	141,560
Coastal	**90,622**	**310,133**	**400,755**
Douglas	45,771	30,714	76,485
Jackson	41,936	23,982	65,918
Josephine	11,171	10,163	21,334
South Western	**98,878**	**64,859**	**163,737**
Gilliam	23,600	11,031	34,631
Hood River	111,694	400	112,094
Morrow	257,675	224,704	482,379
Sherman	61,851	3,415	65,266
Umatilla	395,312	91,784	487,096
Wasco	100,668	7,223	107,891
Wheeler	2,036	14,391	16,427
North Central	**952,836**	**352,948**	**1,305,784**
Baker	37,729	54,515	92,244
Malheur	219,289	154,107	373,396
Union	76,620	22,383	99,003
Wallowa	32,874	28,078	60,952
Eastern	**366,512**	**259,083**	**625,595**
Crook	23,315	24,426	47,741
Deschutes	14,821	11,282	26,103
Grant	7,625	45,069	52,694
Harney	31,106	58,686	89,792
Jefferson	59,388	15,009	74,397
Klamath	145,767	144,635	290,402
Lake	68,344	38,703	107,047
South Central	**350,366**	**337,810**	**688,176**
State Total	**$3,675,991**	**$1,804,627**	**$5,480,618**

p = preliminary. Values are in thousands of dollars (e.g., 10,000 = $10,000,000).
Source: Oregon Agricultural Information Network (OAIN), Extension Economic Information Office, Oregon State University

Gross Farm & Ranch Sales by Commodity Group
2012p, 2011r, & Percentage Change

Commodity Group	2012p (thousands of $)	2011r (thousands of $)	Percent Change
Grains	615,125	634,795	-3.10%
Hay & Forage	484,731	452,064	7.23%
Grass & Legumes	411,000	340,081	20.85%
Field Crops	338,265	323,005	4.72%
Tree Fruit & Nuts	361,215	345,896	4.43%
Small Fruit & Berries	158,126	170,761	-7.40%
Vegetables & Truck Crops	294,790	315,260	-6.49%
Specialty Products[1]	1,012,740	985,148	2.80%
All Crops	**3,675,992**	**3,567,010**	**3.06%**
Cattle & Calves	832,530	799,843	4.09%
Dairy Products	574,049	523,946	9.56%
Poultry	162,155	150,703	7.60%
Other Animal Products[2]	235,891	259,934	-9.25%
All Livestock and Poultry	**1,804,625**	**1,734,426**	**4.05%**
Total Sales	**5,480,617**	**5,301,436**	**3.38%**

p = preliminary, r = revised. Values are in thousands of dollars (e.g., 10,000 = $10,000,000).
(1) Crops included in Specialty Products are nursery, bulbs, greenhouse, turf, miscellaneous specialty crops, farm forest products (small woodlots logs and firewood), Christmas trees, hybrid poplars, and fee hunting and recreation. 2012 data was largely unavailable for Nursery and Greenhouse crops so 2011 sales were used so as not to unduly bias total sales.
(2) Starting in 2011, this category includes commercial fisheries and aquaculture.
Source: Oregon Agricultural Information Network (OAIN), Extension Economic Information Office, Oregon State University.

Oregon's Leading Agricultural Commodities
Ranked by 2012p Gross Farm Sales ($000)

Rank	Commodity	2012p	2011r	2010r
1	Cattle	832,530	799,843	709,107
2	Dairy Products	574,049	523,946	472,721
3	Nursery Crops**	514,783	516,410	513,008
4	Wheat	503,321	521,498	354,146
5	Alfalfa Hay	287,162	272,204	175,706
6	Potatoes	171,309	165,207	149,746
7	Farm Forest Products	147,731	122,145	98,228
8	Tall Fescue	135,495	84,898	58,975
9	Other Hay	129,116	126,195	85,730
10	Greenhouse Crops**	125,901	124,731	121,471
11	Commercial Fisheries	125,871	147,617	--
12	Dry Storage Onions	121,354	128,191	122,863
13	Perennial Ryegrass	111,088	90,690	72,728
14	Christmas Trees	102,780	101,646	104,013
15	Chicken Eggs	93,902	87,753	82,449
16	Corn for Grain	86,614	96,562	50,325
17	Winter Pears	85,101	55,536	79,085
18	Blueberries	82,750	98,979	56,689
19	Wine Grapes	80,620	88,422	65,567
20	Annual Ryegrass	74,613	73,315	50,328
21	Sweet Cherries	72,248	86,509	68,977
22	Broilers	68,099	62,808	60,110
23	Peppermint for Oil	49,933	48,581	35,561
24	Apples	47,007	41,880	41,440
25	Hazelnuts	37,761	44,234	34,160
26	Fresh Market Vegetables	32,475	32,475	31,529
27	Marion and Other Blackberries	32,107	31,208	20,571
28	Veg and Flower Seed	31,190	30,662	31,858
29	Bartlett Pears	30,052	22,244	28,956
30	Grass and Grain Straw	29,747	25,529	23,065
31	Watermelons	27,703	24,519	20,738
32*				
33	Sheep and Lambs	23,148	31,188	23,983
34	Sugarbeets for Sugar	22,676	19,008	17,914
35	Hops	21,405	23,391	32,512
36	Silage, Corn	21,245	11,721	8,012
37	Bulbs	20,516	20,516	20,516
38	Mink	19,935	16,520	17,467
39*				
40	Hogs and Pigs	18,755	18,355	17,342

Oregon's Leading Agricultural Commodities
Ranked by 2012p Gross Farm Sales ($000)

[continued]

Rank	Commodity	2012p	2011r	2010r
41	Barley	18,329	10,567	9,318
42	Horses and Mules	16,455	14,839	15,737
43	Kentucky Bluegrass	15,012	15,216	15,848
44	Cranberries	13,306	13,306	7,772
45	Strawberries	13,274	13,216	10,690
46	Red Clover	13,041	19,105	8,513
47	Misc. Income	11,179	11,350	10,131
48	Sweet Corn, Fresh	9,905	9,915	9,383
49	Hay Silage	9,387	6,993	5,874
50	Fee Hunting and Recreation	8,830	8,587	8,412
51	White Clover	8,745	8,776	7,088
52	Tomatoes	8,714	9,206	10,315
53	Orchardgrass	8,570	8,416	7,599
54	Squash and Pumpkins	8,335	8,901	8,820
55	Black Raspberries	7,688	5,117	2,069
56	Crimson Clover	7,502	5,059	2,535
57	Chewings Fescue	7,448	6,310	5,302
58	Red Fescue	7,046	7,217	6,178
59	Field Corn for Seed	7,000	5,130	4,500
60	Oats	6,595	5,456	5,231
61	Turf Sod	5,688	5,131	6,498
62	Other Irrigated Hay	5,220	4,825	4,071
63	Honey and Beeswax	4,725	4,470	4,196
64	Alfalfa Seed	4,692	2,278	4,130
65	Red Raspberries	4,048	4,309	5,580
66	Sugarbeets for Seed	3,999	5,534	4,309
67*				
68	Poa Trivialis (rghstck Bluegrass)	3,837	3,278	3,086
69	Bentgrass, Creeping	3,687	4,956	4,602
70*				
71	Peaches	3,361	3,434	4,032
72	Farmed Oysters	3,003	3,003	3,003
73	Dry Field Beans	2,998	2,543	2,054
74	Hybrid Poplars (cottonwoods)	2,950	4,386	5,925
75	Meadowfoam Seed	2,821	2,748	2,783
76	Evergreen Blackberries	2,787	2,193	2,819
77	Snap Beans, Fresh	2,560	3,352	3,231
78	Garlic	2,427	3,083	2,297
79	Radish Seed	2,414	1,940	1,205
80	Goats	2,277	2,478	1,689

Oregon's Leading Agricultural Commodities
Ranked by 2012p Gross Farm Sales ($000)

[continued]

Rank	Commodity	2012p	2011r	2010r
81	Rabbits	2,176	2,151	2,067
82	Boysenberries	2,159	2,430	2,103
83	Other Dryland Hay	2,135	3,921	2,463
84	Canola for Oil	1,987	1,903	1,602
85	Hard Fescue	1,944	2,179	2,543
86	Spearmint for Oil	1,884	1,627	1,102
87	Bentgrass, Colonial	1,880	1,685	1,456
88	Tart Cherries	1,807	747	393
89	Lima Beans	1,730	839	2,201
90*				
91	Walnuts	1,483	1,452	523
92	Other Onions	1,415	4,454	5,538
93	Carrots, Processed	1,285	2,871	1,064
94	Wool	1,242	1,355	937
95	Hairy Vetch	1,087	1,386	735
	Crops	132,645	124,983	125,963
	Other Commodities	10,079	19,246	16,603
	Total Gross Farm Sales	**5,480,805**	**5,301,438**	**4,397,002**

** Commodities and their sales values hidden to preserve the confidentiality of individual producers.*
p = preliminary, r = revised. "--" = commodity category not used. Values are in thousands of dollars (e.g., 10,000 = $10,000,000).
***2012 data was largely unavailable for Nursery and Greenhouse crops so 2011 sales were used so as not to unduly bias total sales but ranking must be regarded as tentative and uncertain.*
Source: Oregon Agricultural Information Network (OAIN), Extension Economic Information Office, Oregon State University.

Oregon Agricultural Estimates for Selected Commodities, 2012p

Commodity	Area Harvested	Yield Per Acre	Production	Price	Value of Production	Percent Sold	Value of Sales
Grains	**Acres**	**Bushels**	**Bushels**	**Per Bushel**	**$1,000**	**Percent**	**$1,000**
Wheat	902,050	73	65,932,600	7.92	521,966	96	503,321
Barley	48,650	72	3,491,150	5.39	18,829	97	18,329
Oats	18,021	91	1,630,930	4.08	6,649	99	6,595
Rye	250	52	13,000	6.16	80	96	77
Corn for Grain	54,600	227	12,389,000	7.12	88,235	98	86,614
Other Grains	540	(X)	2,004	(X)	190	100	190
Subtotal	**1,024,111**	**(X)**	**83,458,684**	**(X)**	**635,949**	**97**	**615,126**
Hay & Forages	**Acres**	**Tons**	**Tons**	**Per Ton**	**$1,000**	**Percent**	**$1,000**
Alfalfa Hay	358,900	4.5	1,627,480	213.83	348,007	83	287,162
Other Hay	563,200	2.3	1,279,185	147.41	188,559	68	129,116
Silage, Corn	26,980	29.1	785,960	45.08	35,433	60	21,245
Other Forage & Straw	42,200	(X)	1,098,137	(X)	52,316	76	39,853
Subtotal	**991,280**	**(X)**	**4,790,762**	**(X)**	**624,315**	**76**	**477,376**
Grass & Legume seeds	**Acres**	**Pounds**	**1,000 Pounds**	**Per CWT**	**$1,000**	**Percent**	**$1,000**
Alfalfa Seed	2,370	856	2,028	231.36	4,692	100	4,692
Bentgrass Seed	4,710	462	2,177	255.72	5,567	100	5,567
Kentucky Bluegrass	10,570	1,288	13,609	110.31	15,012	100	15,012
Crimson Clover	8,690	879	7,635	98.26	7,502	100	7,502
Red Clover	17,350	741	12,857	101.43	13,041	100	13,041
Chewings Fescue	7,570	1,359	10,290	72.38	7,448	100	7,448
Tall Fescue	127,250	1,495	190,247	71.23	135,518	100	135,495
Red Fescue	7,430	1,265	9,399	74.97	7,046	100	7,046
Annual Ryegrass	127,040	1,895	240,721	31.01	74,640	100	74,613
Perennial Ryegrass	105,160	1,492	156,861	70.82	111,088	100	111,088
Orchardgrass	13,770	754	10,382	82.60	8,575	100	8,570
Other Seeds	23,162	(X)	11,558	(X)	20,926	100	20,926
Subtotal	**455,072**	**(X)**	**667,764**	**(X)**	**411,055**	**100**	**411,000**

Oregon Agricultural Estimates for Selected Commodities, 2012p

[continued]

Commodity	Area Harvested	Yield Per Acre	Production	Price	Value of Production	Percent Sold	Value of Sales
Field Crops	**Acres**	**Units**	**1,000 Units**	**Per Unit**	**$1,000**	**Percent**	**$1,000**
Potatoes	39,990	563 cwt	22504	0.01	171,673	100	171,309
Peppermint for Oil	23,320	88 lbs	2063	0.02	49,933	100	49,933
Hops	4,066	1,806 lbs	7343	2.92	21,405	100	21,405
Sugarbeets for Sugar	10,900	36 ton	390	58.14	22,676	100	22,676
Dry Field Beans	3,530	22 cwt	79	0.04	2,998	100	2,998
Canola Oil	4,883	1,755 lbs	8568	0.23	1,987	100	1,987
Sugarbeets for Seed	2,000	2,351 lbs	4702	0.85	3,999	100	3,999
Vegetable & Flower Seed	12,725	(X)	(X)	(X)	31,452	99	31,190
Other Field Crops	86,218	(X)	(X)	(X)	23,776	94	22,358
Subtotal	**187,632**	**(X)**	**(X)**	**(X)**	**329,899**	**99**	**327,855**
Tree Fruits & Nuts	**Acres**	**Units**	**1,000 Units**	**Per Unit**	**$1,000**	**Percent**	**$1,000**
Apples	5,770	499 bxs	2,879	18	53,136	88	47,007
Sweet Cherries	14,506	4.0 ton	58	1,274	73,968	98	72,248
Peaches	902	163 bxs	147	25	3,707	91	3,361
Bartlett Pears	4,097	11.7 ton	48	627	30,080	100	30,052
Winter Pears	11,857	12.9 ton	153	556	85,101	100	85,101
Prunes and Plums	1,754	2.3 ton	4	220	896	99	887
Wine Grapes	20,425	1.8 ton	38	2,201	82,598	98	80,620
Hazelnuts	31,395	1,399 lbs	43,926	1	38,386	98	37,761
Other Tree Fruits & Berries	2,143	(X)	(X)	(X)	4,227	99	4,178
Subtotal	**92,849**	**(X)**	**(X)**	**(X)**	**372,099**	**97**	**361,215**
Small Fruit & Berries:	**Acres**	**Units**	**1,000 Units**	**Per Unit**	**$1,000**	**Percent**	**$1,000**
Strawberries	1,985	11,290 lbs	22,410	0.61	13,627	97	13,274
Red Raspberries	943	4,818 lbs	4,543	0.94	4,265	95	4,048
Black Raspberries	1,413	2,125 lbs	3,003	2.56	7,696	100	7,688
Cranberries	2,785	136.8 bbl	381.1	34.92	13,306	100	13,306
Blueberries	8,942	7,258 lbs	64,899	1.28	83,108	100	82,750
Other Berries	5,811	(X)	(X)	(X)	37,139	100	37,061
Subtotal	**21,879**	**(X)**	**(X)**	**(X)**	**159,141**	**99**	**158,127**

Oregon Agricultural Estimates for Selected Commodities, 2012p

[continued]

Commodity	Area Harvested	Yield Per Acre	Production	Price	Value of Production	Percent Sold	Value of Sales
Vegetables & Truck Crops	**Acres**	**Units**	**1,000 Units**	**Per Unit**	**$1,000**	**Percent**	**$1,000**
Dry Onions	19,650	655 cwt	12,861	10.6	136,272	89	121,355
Sweet Corn, Fresh	2,215	222 cwt	493	23	11,330	87	9,905
Snap Beans, Processed	13,155	6.8 ton	88.9	213.53	18,973	100	18,973
Sweet Corn, Processed	20,620	10.1 ton	207.6	115.96	24,068	100	24,068
Other Fresh Vegetables	38,662	(X)	(X)	(X)	90,321	95	85,917
Other Processed Vegetables	6,084	(X)	(X)	(X)	12,026	100	12,026
Other Vegetables & Truck Crops	8,311	(X)	(X)	(X)	21,869	94	20,589
Subtotal	**108,697**	**(X)**	**(X)**	**(X)**	**314,859**	**93**	**292,832**
Specialty Crops	**Acres**	**Units**	**1,000 Units**	**Per Unit**	**$1,000**	**Percent**	**$1,000**
Nursery Crops*	(X)	(X)	(X)	(X)	517,386	99	514,783
Bulbs	831	(X)	(X)	(X)	20,516	100	20,516
Greenhouse Crops*	(X)	(X)	(X)	(X)	128,231	98	125,901
Farm Forest Products	(X)	(X)	(X)	(X)	147,731	100	147,731
Christmas Trees	5,840	1,200	7,008	1,468.20	102,891	100	102,780
Other Specialty Products	2,970	(X)	(X)	(X)	101,988	99	101,029
Subtotal	**(X)**	**(X)**	**(X)**	**(X)**	**1,018,743**	**99**	**1,012,740**
Total All Crop Sales							**3,656,271**

Livestock & Poultry:	**Head**	**Units**	**$1,000**
Cattle	1,792,800	(X)	832,530
Hogs & Pigs	14,000	169,761 head	18,755
Sheep & Lambs	217,800	(X)	23,148
Dairy Products	121,580	28,014,990 cwt	574,049
Broilers	(X)	23,317,000 head	68,099
Chicken Eggs	3,217,000 layers	83,368,000 dozen	93,902
Wool	263,400 shorn	1,756,580 lbs	1,242
Honey	57,200 hives	(X)	4,725
Horses & Mules	118,000	(X)	16,455
Other Misc. Livestock	(X)	(X)	39,812
Total Livestock & Poultry			**1,672,717**
Total Agricultural Sales			**5,328,988**

Calculations may not balance due to rounding. (X)=not applicable. cwt = 100 pounds. bxs = boxes. bbl = barrels.
p = preliminary. Values are in thousands of dollars (e.g., 10,000 = $10,000,000).
**2012 data was largely unavailable for Nursery and Greenhouse crops so 2011 sales were used so as not to unduly bias total sales*
Source: Oregon Agricultural Information Network (OAIN), Extension Economic Information Office, Oregon State University.

Oregon Gross Farm and Ranch Sales ($000), 2012p

2012p District & County	Grains	Hays & Forage	Grass & Legume Seeds	Field Crops	Tree Fruits & Nuts	Small Fruits & Berries	Vegetable crops	Spec. prod.*	Crops Not Disclosed	All Crops	Cattle & Calves	Dairy Products	Eggs & Poultry	Misc. Animals	Livestock Not Disclosed	All Animal Products	Total Gross Sales
Benton	8,454	5,278	25,464	4,932	3,232	2,611	11,151	10,332	15,479	86,933	2,559	9,016	428	2,955	-	14,958	101,891
Clackamas	2,979	7,404	7,658	1,553	6,312	22,957	-	69,490	150,925	269,278	11,807	5,618	47,780	8,153	878	74,236	343,514
Lane	6,115	9,239	17,735	6,681	10,829	2,271	11,536	27,465	1,208	93,079	11,944	12,960	5,325	5,146	-	35,375	128,454
Linn	30,344	19,539	118,556	12,553	7,477	3,263	8,212	23,678	8,745	232,367	10,122	26,654	17,857	12,450	2,482	69,565	301,932
Marion	19,751	12,821	81,473	29,557	15,178	49,572	3,816	220,088	43,914	476,170	14,468	71,148	57,905	19,632	-	163,153	639,323
Multnomah	949	2,094	1,064	-	404	4,321	90	37,937	6,406	53,265	2,217	-	-	1,290	-	3,507	56,772
Polk	11,994	6,247	42,295	1,465	13,952	3,309	-	25,072	6,326	110,660	6,687	28,400	13,940	3,102	-	52,129	162,789
Washington	16,087	7,784	34,132	945	14,622	34,246	-	158,288	6,264	272,368	3,437	12,348	31	3,861	-	19,677	292,045
Yamhill	10,820	8,951	45,783	2,248	38,718	13,252	-	94,752	8,122	222,646	7,558	22,540	12,235	4,860	-	47,193	269,839
Willamette Valley	**107,493**	**79,357**	**374,160**	**59,934**	**110,724**	**135,802**	**34,805**	**667,102**	**247,389**	**1,816,766**	**70,799**	**188,684**	**155,501**	**61,449**	**3,360**	**479,793**	**2,296,559**
Clatsop	-	661	-	-	-	-	3	4,499	384	5,547	2,642	13,604	2	44,842	-	61,090	66,637
Columbia	-	446	-	-	-	-	-	8,743	12,457	21,646	1,881	-	161	290	2,534	4,866	26,512
Coos	-	-	-	-	-	8,386	10	10,670	7,525	26,591	6,985	12,595	2	28,277	-	47,859	74,450
Curry	-	49	-	-	-	5,073	-	5,399	4,050	14,571	2,416	-	-	16,794	-	19,210	33,781
Lincoln	-	2,400	-	-	-	-	209	12,580	1,036	16,225	2,000	-	11	39,555	21	41,587	57,812
Tillamook	-	425	-	-	-	-	-	4,080	1,535	6,040	9,112	122,941	-	3,441	25	135,519	141,559
Coastal	**-**	**3,981**	**-**	**-**	**-**	**13,459**	**222**	**45,971**	**26,987**	**90,620**	**25,036**	**149,140**	**176**	**133,199**	**2,580**	**310,131**	**400,751**
Douglas	-	12,782	-	-	4,963	203	1,567	21,835	4,422	45,772	21,712	-	-	8,918	83	30,713	76,485
Jackson	832	7,942	-	-	4,749	-	6,560	5,985	15,870	41,938	11,082	1,173	4	5,542	6,181	23,982	65,920
Josephine	758	2,841	-	-	2,726	-	1,230	3,582	33	11,170	1,966	4,140	224	3,833	-	10,163	21,333
South Western	**1,590**	**23,565**	**-**	**-**	**12,438**	**203**	**9,357**	**31,402**	**20,325**	**98,880**	**34,760**	**5,313**	**228**	**18,293**	**6,264**	**64,858**	**163,738**
Gilliam	20,973	715	-	-	-	-	-	-	1,911	23,599	11,000	-	-	10	21	11,031	34,630
Hood River	-	960	-	-	108,810	1,640	60	224	-	111,694	-	-	-	400	-	400	112,094
Morrow	99,489	50,268	3,295	60,349	565	434	27,300	500	15,475	257,675	48,000	-	-	194	176,510	224,704	482,379
Sherman	54,083	150	-	-	-	-	-	-	7,618	61,851	3,325	-	-	-	90	3,415	65,266
Umatilla	175,391	30,951	10,502	79,358	48,259	38	34,559	8,141	8,300	395,499	75,232	13,281	-	3,271	-	91,784	487,283
Wasco	23,609	-	-	-	55,250	-	-	-	21,810	100,669	-	-	-	-	7,223	7,223	107,892
Wheeler	18	1,212	-	-	-	-	-	806	-	2,036	14,371	-	-	20	-	14,391	16,427
North Central	**373,563**	**84,256**	**13,797**	**139,707**	**212,884**	**2,112**	**61,919**	**9,671**	**55,114**	**953,023**	**151,928**	**13,281**	**-**	**3,895**	**183,844**	**352,948**	**1,305,971**
Baker	8,411	10,857	-	16,760	-	-	-	196	1,506	37,730	53,587	-	-	896	32	54,515	92,245
Malheur	50,767	28,289	2,596	42,186	-	-	93,432	75	1,946	219,291	134,364	16,932	-	2,812	-	154,108	373,399
Union	25,257	9,187	7,142	30,028	1,319	-	-	3,055	633	76,621	21,769	-	-	389	225	22,383	99,004
Wallowa	9,370	18,900	496	-	-	-	-	3,696	412	32,874	27,455	-	-	622	-	28,077	60,951
Eastern	**93,805**	**67,233**	**10,234**	**88,974**	**1,319**	**-**	**93,432**	**7,022**	**4,497**	**366,516**	**237,175**	**16,932**	**-**	**4,719**	**257**	**259,083**	**625,599**
Crook	2,104	17,845	15	1,810	-	-	778	31	733	23,316	23,863	-	-	563	-	24,426	47,742
Deschutes	-	9,744	-	-	-	-	-	3,435	1,641	14,820	9,600	-	-	1,260	422	11,282	26,102
Grant	-	6,223	-	-	-	-	-	442	960	7,625	44,727	-	-	342	-	45,069	52,694
Harney	-	30,902	54	-	-	-	-	150	-	31,106	57,442	-	-	815	428	58,685	89,791
Jefferson	13,289	17,966	9,805	15,275	-	-	530	260	2,264	59,389	13,200	-	-	1,151	659	15,010	74,399
Klamath	18,450	84,158	-	16,374	-	-	-	24,599	2,185	145,766	120,000	22,080	38	2,519	-	144,637	290,403
Lake	348	48,746	-	-	-	-	-	19,250	-	68,344	38,000	-	-	703	-	38,703	107,047
South Central	**34,191**	**215,584**	**9,874**	**33,459**	**-**	**-**	**1,308**	**48,167**	**7,783**	**350,366**	**306,832**	**22,080**	**38**	**7,353**	**1,509**	**337,812**	**688,178**
Total Undisclosed	4,483	10,753	2,932	16,191	23,850	6,550	93,933	203,402	362,094	-	6,000	178,619	6,214	6,981	197,814	-	559,908
State Total	**615,125**	**484,729**	**410,997**	**338,265**	**361,215**	**158,126**	**294,976**	**1,012,737**	**362,095**	**3,676,171**	**832,530**	**574,049**	**162,157**	**235,889**	**395,628**	**1,804,625**	**5,480,618**

Calculations may not balance due to rounding. "-" = data may not exist or may not be displayed due to confidentiality rules.
p = preliminary. The "not disclosed" values = sum of row / column hidden values (-).
**2012 data was largely unavailable for Nursery and Greenhouse crops so 2011 sales were used so as not to unduly bias total sales*
Source: Oregon Agricultural Information Network (OAIN), Extension Economic Information Office, Oregon State University.

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Oregon Gross Farm and Ranch Sales ($000), 2011r

2011r District & County	Grains	Hays & Forage	Grass & Legume Seeds	Field Crops	Tree Fruits & Nuts	Small Fruits & Berries	Vegetable Crops	Spec. Prod.	Crops Not Dis-Closed	All Crops	Cattle & Calves	Dairy Products	Eggs & Poultry	Misc. Animals	Livestock Not Dis-Closed	All Animal Products	Total Gross Sales
Benton	9,147	4,814	20,950	4,932	3,151	2,562	11,388	10,194	15,145	82,283	2,559	9,918	335	2,874	-	15,686	97,969
Clackamas	3,136	7,601	6,359	1,846	8,660	24,817	-	198,321	18,365	269,105	11,474	5,351	44,123	8,748	738	70,434	339,539
Lane	6,298	9,392	15,138	6,564	10,572	2,226	12,299	25,325	1,156	88,970	11,597	12,397	6,461	5,637	-	36,092	125,062
Linn	29,570	17,146	101,019	12,429	7,184	3,553	11,040	23,962	4,794	210,697	9,828	27,812	15,001	14,159	2,083	68,883	279,580
Marion	21,237	12,966	64,592	31,798	17,312	55,202	-	221,369	48,479	472,955	14,120	72,442	54,180	6,763	11,190	158,695	631,650
Multnomah	1,012	2,171	817	-	420	3,954	-	37,048	6,223	51,645	2,138	-	-	1,367	-	3,505	55,150
Polk	13,865	5,367	29,042	1,589	17,743	3,622	1,450	26,139	5,519	104,336	6,407	29,347	13,252	3,862	-	52,868	157,204
Washington	15,316	6,288	29,226	604	17,337	36,118	-	158,292	7,136	270,317	3,356	12,132	29	4,013	-	19,530	289,847
Yamhill	11,422	9,226	37,469	1,608	39,994	14,748	-	94,327	7,800	216,594	7,224	22,540	11,177	5,431	-	46,372	262,966
Willamette Valley	**111,003**	**74,971**	**304,612**	**61,370**	**122,373**	**146,802**	**36,177**	**794,977**	**114,617**	**1,766,902**	**68,703**	**191,939**	**144,558**	**52,854**	**14,011**	**472,065**	**2,238,967**
Clatsop	-	205	-	-	-	-	3	4,556	279	5,043	2,921	12,597	2	50,194	2,509	68,223	73,266
Columbia	-	836	-	-	-	-	-	8,639	11,980	21,455	2,079	-	160	244	2,210	4,693	26,148
Coos	-	-	-	-	-	8,394	10	9,591	3,341	21,336	6,985	11,650	1	36,886	-	55,522	76,858
Curry	-	53	-	-	-	5,068	-	5,030	4,050	14,201	2,416	-	-	13,488	-	15,904	30,105
Lincoln	-	1,350	-	-	-	-	162	11,000	895	13,407	1,800	-	7	46,069	21	47,897	61,304
Tillamook	-	377	-	-	-	-	-	3,824	1,410	5,611	8,581	120,120	-	4,061	29	132,791	138,402
Coastal	**-**	**2,821**	**-**	**-**	**-**	**13,462**	**175**	**42,640**	**21,955**	**81,053**	**24,782**	**144,367**	**170**	**150,942**	**4,769**	**325,030**	**406,083**
Douglas	69	17,225	-	-	4,929	157	2,014	19,961	3,447	47,802	21,080	-	-	10,208	76	31,364	79,166
Jackson	262	8,511	-	-	23,481	-	6,591	5,631	-	44,476	10,760	1,117	5	5,554	5,709	23,145	67,621
Josephine	32	3,961	-	-	3,265	-	1,239	2,727	11	11,235	1,909	4,269	199	3,845	-	10,222	21,457
South Western	**363**	**29,697**	**-**	**-**	**31,675**	**157**	**9,844**	**28,319**	**3,458**	**103,513**	**33,749**	**5,386**	**204**	**19,607**	**5,785**	**64,731**	**168,244**
Gilliam	24,124	390	-	-	-	-	-	-	994	25,508	10,090	-	-	9	16	10,115	35,623
Hood River	-	1,056	-	-	76,604	1,280	-	-	1,088	80,028	-	-	-	400	-	400	80,428
Morrow	119,659	42,010	5,191	68,461	407	1,485	52,360	390	18,312	308,275	42,780	-	-	183	125,894	168,857	477,132
Sherman	56,227	384	-	-	-	-	-	-	6,861	63,472	3,135	-	-	-	90	3,225	66,697
Umatilla	172,166	30,944	9,915	71,237	43,105	1,320	63,379	6,699	16,662	415,427	69,016	14,375	-	4,514	-	87,905	503,332
Wasco	30,061	-	-	-	63,770	-	-	-	18,462	112,293	-	-	-	-	6,568	6,568	118,861
Wheeler	25	1,275	-	-	-	-	-	499	-	1,799	13,074	-	-	20	-	13,094	14,893
North Central	**402,262**	**76,059**	**15,106**	**139,698**	**183,886**	**4,085**	**115,739**	**7,588**	**62,379**	**1,006,802**	**138,095**	**14,375**	**-**	**5,126**	**132,568**	**290,164**	**1,296,966**
Baker	8,517	7,482	-	12,281	-	-	-	169	1,348	29,797	49,978	-	-	810	32	50,820	80,617
Malheur	44,508	15,042	2,370	33,197	-	-	46,884	75	1,876	143,952	134,263	16,486	-	1,446	-	152,195	296,147
Union	25,288	8,270	7,047	26,355	1,608	-	-	2,123	285	70,976	21,215	-	-	350	204	21,769	92,745
Wallowa	7,125	19,262	173	-	-	-	-	3,339	334	30,233	25,825	-	-	798	-	26,623	56,856
Eastern	**85,438**	**50,056**	**9,590**	**71,833**	**1,608**	**-**	**46,884**	**5,706**	**3,843**	**274,958**	**231,281**	**16,486**	**-**	**3,404**	**236**	**251,407**	**526,365**
Crook	2,527	17,817	-	2,204	-	-	440	43	1,216	24,247	24,483	-	-	596	1	25,080	49,327
Deschutes	567	8,798	-	-	-	-	-	3,423	1,220	14,008	9,594	-	-	1,753	2	11,349	25,357
Grant	-	7,730	-	-	-	-	-	976	1,007	9,713	44,727	-	-	350	-	45,077	54,790
Harney	66	27,584	-	-	-	-	-	100	-	27,750	54,553	-	-	1,354	27	55,934	83,684
Jefferson	13,858	16,248	9,602	15,533	-	-	1,463	281	1,125	58,110	13,976	-	-	1,382	588	15,946	74,056
Klamath	15,156	80,702	-	18,846	-	-	-	24,322	2,768	141,794	115,400	23,828	33	2,677	-	141,938	283,732
Lake	354	52,974	-	-	-	-	-	4,840	-	58,168	35,000	-	-	706	-	35,706	93,874
South Central	**32,528**	**211,853**	**9,602**	**36,583**	**-**	**-**	**1,903**	**33,985**	**7,336**	**333,790**	**297,733**	**23,828**	**33**	**8,818**	**618**	**331,030**	**664,820**
Total Undisclosed	3,201	6,608	1,170	13,523	6,357	6,254	104,539	71,936	213,588	-	5,500	127,565	5,737	19,185	157,987	-	371,575
State Total	**634,795**	**452,065**	**340,080**	**323,007**	**345,899**	**170,760**	**315,261**	**985,151**	**213,588**	**3,567,018**	**799,843**	**523,946**	**150,702**	**259,936**	**315,974**	**1,734,427**	**5,301,445**

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Source: Oregon Agricultural Information Network (OAIN), Extension Economic Information Office, Oregon State University.

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Harvested Acreage Summary, by District and County, 2012p

2012p District & County	Grains	Hays & Forage	Grass & Legume Seeds	Field Crops	Tree Fruits & Nuts	Small Fruits & Berries	Vegetable Crops	Spec. Prod.	Acres Not Dis-Closed	Total Acres
Benton	10,500	14,550	33,250	2,350	1,105	390	3,598	-	2,120	67,863
Clackamas	4,100	17,650	7,370	950	4,496	2,885	-	1,580	4,953	43,984
Lane	7,500	29,400	22,965	3,605	4,935	370	1,760	400	846	71,781
Linn	37,350	36,200	163,530	10,060	2,830	763	4,735	300	4,700	260,468
Marion	21,550	14,900	75,570	9,625	10,175	6,210	800	1,290	43,122	183,242
Multnomah	1,100	4,750	1,000	-	230	507	90	90	1,885	9,652
Polk	16,665	12,750	47,188	2,650	6,585	369	-	690	3,923	90,820
Washington	20,399	13,000	34,119	870	8,120	4,075	-	250	3,489	84,322
Yamhill	14,133	19,050	44,102	2,060	15,195	1,535	-	150	6,178	102,403
Willamette Valley	**133,297**	**162,250**	**429,094**	**32,170**	**53,671**	**17,104**	**10,983**	**4,750**	**71,216**	**914,535**
Clatsop	-	5,600	-	-	-	-	12	-	103	5,715
Columbia	-	4,300	-	-	-	-	-	30	2,795	7,125
Coos	-	-	-	-	30	1,710	20	-	14,550	16,310
Curry	-	2,500	-	-	-	1,072	-	-	150	3,722
Lincoln	-	6,000	-	-	-	-	200	-	31	6,231
Tillamook	-	10,000	-	-	-	-	-	-	70	10,070
Coastal	**-**	**28,400**	**-**	**-**	**30**	**2,782**	**232**	**30**	**17,699**	**49,173**
Douglas	-	39,250	-	-	1,975	53	598	210	1,941	44,027
Jackson	1,300	18,900	-	-	1,349	-	1,810	-	4,790	28,149
Josephine	180	10,200	-	-	940	-	643	-	50	12,013
South Western	**1,480**	**68,350**	**-**	**-**	**4,264**	**53**	**3,051**	**210**	**6,781**	**84,189**
Gilliam	87,850	2,300	-	-	-	-	-	-	1,603	91,753
Hood River	-	1,600	-	-	13,665	100	50	30	-	15,445
Morrow	195,000	34,500	2,125	14,600	251	450	6,000	-	10,695	263,621
Sherman	116,200	300	-	-	-	-	-	-	815	117,315
Umatilla	257,160	17,150	5,540	23,575	6,255	450	3,155	-	3,208	316,493
Wasco	59,000	-	-	-	8,427	-	-	-	84,954	152,381
Wheeler	100	6,000	-	-	-	-	-	-	-	6,100
North Central	**715,310**	**61,850**	**7,665**	**38,175**	**28,598**	**1,000**	**9,205**	**30**	**101,275**	**963,108**
Baker	13,250	74,450	-	4,000	-	-	-	-	540	92,240
Malheur	50,750	51,130	1,750	17,550	-	-	11,300	-	731	133,211
Union	34,700	38,000	6,720	14,920	340	-	-	-	330	95,010
Wallowa	15,460	39,251	1,199	-	-	-	-	-	1,313	57,223
Eastern	**114,160**	**202,831**	**9,669**	**36,470**	**340**	**-**	**11,300**	**-**	**2,914**	**377,684**
Crook	2,450	33,650	35	710	-	-	360	-	95	37,300
Deschutes	-	19,000	-	-	-	-	-	-	1,112	20,112
Grant	-	44,600	-	-	-	-	-	-	97	44,697
Harney	-	116,500	300	-	-	-	-	-	-	116,800
Jefferson	13,658	23,000	6,054	5,095	-	-	250	-	610	48,667
Klamath	27,840	98,000	-	6,360	-	-	-	-	115	132,315
Lake	3,100	137,000	-	-	-	-	-	-	-	140,100
South Central	**47,048**	**471,750**	**6,389**	**12,165**	**-**	**-**	**610**	**-**	**2,029**	**539,991**
Total Undisclosed	12,816	23,950	2,255	77,307	5,946	940	74,079	4,621	201,914	-
State Total	**1,024,111**	**1,019,381**	**455,072**	**196,287**	**92,849**	**21,879**	**109,460**	**9,641**	**201,914**	**2,928,680**

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Source: Oregon Agricultural Information Network (OAIN), Extension Economic Information Office, Oregon State University.

Harvested Acreage Summary, by District and County, 2011r

2011r District & County	Grains	Hays & Forage	Grass & Legume Seeds	Field Crops	Tree Fruits & Nuts	Small Fruits & Berries	Vegetable Crops	Spec. Prod.	Acres Not Dis-Closed	Total Acres
Benton	13,700	14,450	31,900	2,260	1,050	380	3,563	-	1,335	68,638
Clackamas	5,200	17,650	6,780	1,015	5,066	2,855	-	1,711	4,309	44,586
Lane	8,950	29,400	22,045	3,535	4,790	370	1,730	400	731	71,951
Linn	42,300	36,700	157,070	10,220	2,760	800	4,698	330	3,510	258,388
Marion	30,450	15,100	64,530	9,675	9,579	6,140	-	1,598	46,157	183,229
Multnomah	1,350	4,850	900	-	230	490	-	90	1,815	9,725
Polk	20,767	12,700	40,282	1,785	7,325	326	1,030	690	3,206	88,111
Washington	22,902	12,650	31,786	560	7,590	3,770	-	180	4,689	84,127
Yamhill	16,817	19,450	39,697	1,440	14,735	1,455	-	150	5,883	99,627
Willamette Valley	**162,436**	**162,950**	**394,990**	**30,490**	**53,125**	**16,586**	**11,021**	**5,149**	**71,635**	**908,382**
Clatsop	-	5,600	-	-	-	-	12	20	83	5,715
Columbia	-	5,750	-	-	-	-	-	30	2,805	8,585
Coos	-	-	-	-	30	1,710	20	-	13,770	15,530
Curry	-	2,150	-	-	-	1,072	-	-	150	3,372
Lincoln	-	5,000	-	-	-	-	150	-	30	5,180
Tillamook	-	10,000	-	-	-	-	-	-	60	10,060
Coastal	**-**	**28,500**	**-**	**-**	**30**	**2,782**	**182**	**50**	**16,898**	**48,442**
Douglas	150	39,250	-	-	1,770	62	635	200	1,775	43,842
Jackson	1,300	18,800	-	-	6,124	-	1,810	-	-	28,034
Josephine	180	10,200	-	-	925	-	643	-	50	11,998
South Western	**1,630**	**68,250**	**-**	**-**	**8,819**	**62**	**3,088**	**200**	**1,825**	**83,874**
Gilliam	98,750	1,050	-	-	-	-	-	-	1,228	101,028
Hood River	-	1,600	-	-	13,515	80	-	-	130	15,325
Morrow	198,000	30,600	2,725	16,600	251	450	6,800	-	11,048	266,474
Sherman	118,450	650	-	-	-	-	-	-	635	119,735
Umatilla	279,160	18,600	4,915	20,564	5,420	400	7,725	-	11,721	348,505
Wasco	61,800	-	-	-	8,753	-	-	-	81,588	152,141
Wheeler	150	6,000	-	-	-	-	-	-	-	6,150
North Central	**756,310**	**58,500**	**7,640**	**37,164**	**27,939**	**930**	**14,525**	**-**	**106,350**	**1,009,358**
Baker	14,100	75,600	-	4,000	-	-	-	-	530	94,230
Malheur	52,703	52,580	1,670	16,300	-	-	12,550	-	731	136,534
Union	33,650	38,000	6,790	13,578	340	-	-	-	378	92,736
Wallowa	15,953	38,014	309	-	-	-	-	-	906	55,182
Eastern	**116,406**	**204,194**	**8,769**	**33,878**	**340**	**-**	**12,550**	**-**	**2,545**	**378,682**
Crook	3,750	35,800	-	840	-	-	200	-	62	40,652
Deschutes	900	18,950	-	-	-	-	-	-	389	20,239
Grant	-	44,600	-	-	-	-	-	-	97	44,697
Harney	700	126,000	-	-	-	-	-	-	-	126,700
Jefferson	14,600	21,500	6,720	5,226	-	-	690	-	334	49,070
Klamath	27,650	96,250	-	5,975	-	-	-	-	206	130,081
Lake	3,100	138,000	-	-	-	-	-	-	-	141,100
South Central	**50,700**	**481,100**	**6,720**	**12,041**	**-**	**-**	**890**	**-**	**1,088**	**552,539**
Total Undisclosed	9,047	22,270	2,251	76,587	1,353	811	82,781	5,241	200,341	-
State Total	**1,096,529**	**1,025,764**	**420,370**	**190,160**	**91,606**	**21,171**	**125,037**	**10,640**	**200,341**	**2,981,277**

Calculations may not balance due to rounding. "-" = data may not exist or may not be displayed due to confidentiality rules.
p = preliminary. The "not disclosed" values = sum of row / column hidden values (-).
Source: Oregon Agricultural Information Network (OAIN), Extension Economic Information Office, Oregon State University.

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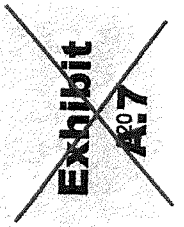

2013 FARM RATES/SAV/MSAV

Class			Rent Per Acre	Interest Rate	Tax Rate (per $1,000)	SAV			MSAV	AV
Unzoned Farm Land										0.0737
				%	%					
Dry	I	GA	195.00	5.86	1.51	2,645.86			2,309.81	2,309.81
Dry	II	GB	140.00	5.86	1.51	1,899.59			2,113.03	1,899.59
Dry	III	GC	115.00	5.86	1.51	1,560.38			1,584.18	1,560.38
Dry	IV	GD	50.00	5.86	1.51	678.43			452.70	452.70
Dry	V	GE	30.00	5.86	1.51	407.06			206.73	206.73
Irrigated	I	G1	210.00	5.86	1.51	2,849.39			2,445.10	2,445.10
Irrigated	II	G2	136.00	5.86	1.51	1,845.32			2,248.32	1,845.32
Irrigated	III	G3	129.00	5.86	1.51	1,750.34			1,780.96	1,750.34
Zoned Exclusive Farm Use										0.0737
Dry	I	EA	195.00	5.86	1.51	2,645.86			2,309.81	2,309.81
Dry	II	EB	140.00	5.86	1.51	1,899.59			2,113.03	1,899.59
Dry	III	EC	115.00	5.86	1.51	1,560.38			1,584.18	1,560.38
Dry	IV	ED	50.00	5.86	1.51	678.43			452.70	452.70
Dry	V	EE	30.00	5.86	1.51	407.06			206.73	206.73
Irrigated	I	E1	210.00	5.86	1.51	2,849.39			2,445.10	2,445.10
Irrigated	II	E2	136.00	5.86	1.51	1,845.32			2,248.32	1,845.32
Irrigated	III	E3	129.00	5.86	1.51	1,750.34			1,780.96	1,750.34

	Computer updated	Formula Updated for 2013
	Manual Update	Tax Rate updated for 2013
	Not updated for 2013	Tables need loading

2/22/2013

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Exhibit A.21

Civil Engineer
Water Resourc
Land Use Planni

Exhibit A.4

February 24, 2014

Lisa Estrin
Multnomah County
Land Use and Transportation Program
1600 SE 190th Avenue
Portland, Oregon 97233

12535 NW Springville Road
Single Family Dwelling - Review Use

Dear Lisa,

This office represents the current and future owners of a property located at 12535 NW Springville Road. The tract is known as taxlots 1n1w15c 0600 and 1n1w16d 03100 & 02800. The future owner of the property seeks to construct a single family dwelling which will be utilized in conjunction with the existing farm. This document has been prepared as part of a request for an Administrative Decision by the Planning Director to permit the placement of a single family home on the subject property.

The criteria for the a placement of a single family home on a property zoned for Exclusive Farm and Forest Use (EFU) are dependent upon the tract's ability to generate farming income at an established level. The following analysis has been prepared to document the subject property's ability to comply with the provisions of Section 33.2625(D)(3) of the Multnomah County Code. This section of the County's code lists the necessary income test thresholds for the placement of a customarily permitted single family dwelling on non high-value farmland soils. The precise language of Section (D)(3) is shown below along with a response from the applicant, documenting compliance with each subsection:

> (D) A dwelling, including a mobile or modular home, customarily provided in conjunction with a farm use:
>
> > (3) Not high-value farmland soils, capable of producing the median level of annual gross sales. On land not identified as high-value farmland a dwelling may be considered customarily provided in conjunction with farm use if:
> >
> > > (a) The subject tract is at least as large as the median size of those commercial farm or ranch tracts capable of generating at least $10,000 in annual gross sales that are located within a study area which includes all tracts wholly or partially within one mile from the perimeter of the subject tract [the median size of commercial farm and ranch tracts shall be determined pursuant to OAR 660-33-135(3); and

Applicant's Response: The Applicant's tract is larger than the median size of those commercial farm or ranch tracts capable of generating at least $10,000 in annual gross sales that are located within one mile of the perimeter of the Applicant's tract. An analysis of the Applicant's ability to comply with this section has been provided within the tables listed below.

> > > (b) The subject tract is capable of producing at least the median level of annual gross sales of county indicator crops as the same commercial farm or ranch tracts used to calculate the tract size in subsection (a) of this section; and

Applicant's Response: The Applicant's tract is capable of producing at least the median level of annual gross sales of county indicator crops as the same commercial farm or ranch tracts used to calculate the tract size in subsection (a) of this section. An analysis of the Applicant's ability to comply with this section has been provided within the tables below.

> (c) The subject tract is currently employed for a farm use, as defined in ORS 215.203, at a level capable of producing the annual gross sales required in subsection (b) of this section; and

Applicant's Response: The subject tract is currently used for hay and forage. Historical photographs of the property ranging from 1990 to 2012 indicate that the property has been in forage for at least the last 22 years. The criteria listed within subsection c is met as the property is currently employed as a farm use capable of meeting the annual gross sales required in subsection (b) of this section.

> (d) The subject lot or parcel on which the dwelling is proposed is not less than ten acres; and

Applicant's Response: The subject property consists of three taxlots (1n1w15c 0600 and 1n1w16d 03100 & 02800). The total acreage of the subject property is approximately 84 acres. This meets the criteria for subsection (d) of this section as the property is greater than ten acres.

> (e) Except as permitted in ORS 215.283(1)(p) (1999 Edition) (i.e. seasonal farmworker housing), there is no other dwelling on the subject tract; and

Applicant's Response: The subject property meets the criteria listed within subsection (e) of this section as the property does not contain any other dwellings.

> (f) The dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land, such as planting, harvesting, marketing or caring for livestock, at a commercial scale; and

Applicant's Response: The proposed dwelling will be occupied by the future owner of the property that currently leases the farm. The owner of the property intends to use the property both for limited dairy uses and for the current hay and forage uses.

> (g) If no farm use has been established at the time of application, land use approval shall be subject to a condition that no building permit may be issued prior to the establishment of the farm use required by subsection (c) of this section.

Applicant's Response: The subject tracts have been established with a farm use for at least the last 22 years, according to current owners and historical aerial photos of the property. The use of this property as a farm will continue.

Farming Income Potential

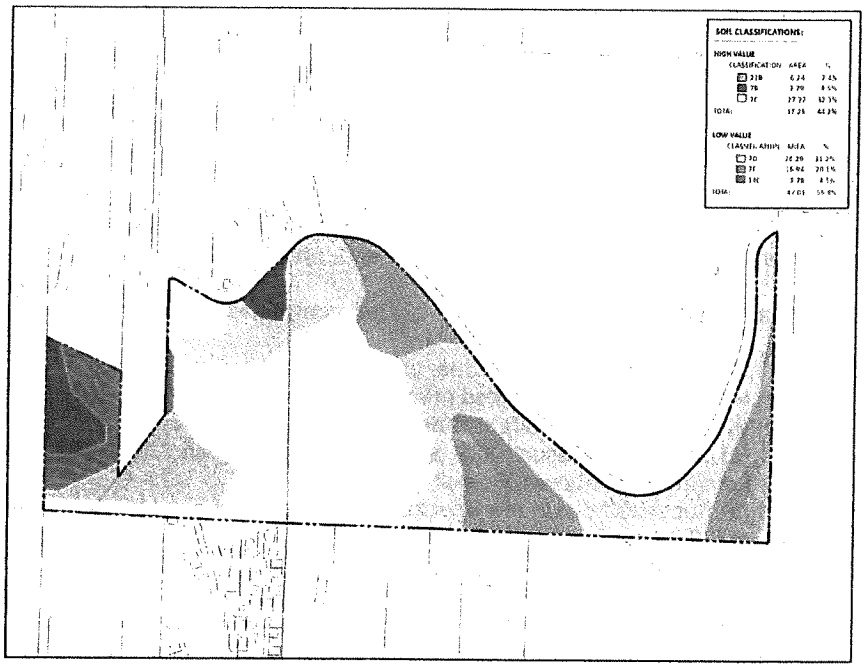
The following information and tables have been prepared using the *Guidelines for Preparing Estimates of Potential Gross Sales for Farm Parcels by Oregon Counties, Pease 1996* (the Pease methodology). The Pease methodology was provided to the Applicant by the County and by DLCD as the official methodology for determining the potential value of farm lands within the state.

Value of the Farm Land

Multnomah County defines high value soils in the definitions Section 33.2610 of the County Municipal Code. The definition of high value farm land has been extracted below:

> High-value farm land means land in a tract composed predominately of soils that are:
>
> (1) Irrigated and classified prime, unique, Class I or Class II; or
> (2) Not irrigated and classified prime, unique, Class I or Class II; or
> (3) Willamette Valley Soils in Class III or IV including:
> (a) Subclassification IIIe specifically, Burlington, Cascade, Cornelius, Latourell, Multnomah, Powell, Quat-ama;
> (b) Subclassification IIIw specifically, Cornelius;
> (c) Subclassification IVe, specifically, Cornelius, Latourel, Powell, and Quatama.
>
> Location and the extent of these soils are as identified and mapped in "Soil Survey of Multnomah County, published by the Soil Conservation Service, US Department of Agriculture, 1983."
>
> The soil class, soil rating or other soil designation of a specific lot or parcel may be changed if the property owner submits a statement or report pursuant to ORS 215.710(5).

The soils present on the tract contain a mixture of both high value and non-high value soils. The high value (Class II) soils consist of soil Class 7C (Cascade Silt Loam), Class 7B Cascade Silt Loam, and Class 21B (Helvetia Silt Loam). The High Value soils consist of approximately 44.2% of the total area of the tract therefore the tract contains predominately non-high value farm soils. The map below has been prepared using NRCS soil survey GIS Data.



Compliance with OAR 660-033-135
As the property consists predominately of non-high value farm soils, the placement of a home may be customarily provided if the Applicant is able to document compliance with section 33.2625(D)(3) of the Multnomah County Code. The methodology for determining the median size and the gross sales capability for those tracts capable of generating at least $10,000 in annual gross sales is located in subsections (2)(a)(A) and (2)(a)(B) of OAR 660-033-135(2). The following analysis has been provided to document the Applicant's ability to comply with each applicable section of Section OAR 660-033-135(2).

> (2)(a) If a county prepares the potential gross sales figures pursuant to subsection (c) of this section, the county may determine that on land not identified as high-value farmland pursuant to OAR 660-033-0020(8), a dwelling may be considered customarily provided in conjunction with farm use if:
>
> > (A) The subject tract is at least as large as the median size of those commercial farm or ranch tracts capable of generating at least $10,000 in annual gross sales that are located within a study area that includes all tracts wholly or partially within one mile from the perimeter of the subject tract;

Applicant's Response: Multnomah County prepared gross sales figures for lands containing non-high value farms. To determine this calculation, the Applicant has prepared a map showing EFU zoned properties located within 1 mile of the subject tract. The table below shows these parcels and their associated sizes. Tracts have been created by identifying taxlots which are listed under the same ownership. Ownership information has been prepared using the 2012 Portland Metro RMLS data.

Table 1 – Tract, Size, and Income Capability				
Taxlot Identification	**Owners (2012 Data)**	**Acres**	**Tract Size**	**Capable of Generating at least $10,000 in Annual Gross Sales (From Table 3)**
1N1W16C -00400	ZAHLER ROBERT L-1/2	16.4763		Yes
1N1W16C -00100	ZAHLER ROBERT L-1/2	21.00169	37.47799	
1N1W16C -02302	WOLF CREEK HIGHWAY WATER	4.577849	4.577849	
1N1W16C -02301	TRI-COUNTY INVESTMENTS LLC	38.23117	38.23117	Yes
1N1W09C -02400	THOMSON GREGORY	5.469697		Yes
1N1W09C -02500	THOMSON GREGORY	32.25189	37.72158	
1N1W16B -00100	SPRINGVILLE INVESTORS LLC	37.47053	37.47053	Yes
1N1W16D -02400	MALINOWSKI FERN E TR	1.156346		Yes
1N1W16D -02600	MALINOWSKI FERN E TR	9.179862		
1N1W16D -03200	MALINOWSKI FERN E TR	22.69351	33.02972	
1N1W16D -02100	KOLANDER DAVID A & MARJORIE A	15.96546	15.96546	
1N1W16D -02700	HYDE MARTHA TR	0.975743	0.975743	
1N1W16B -01200	FOX JOHN R &	1.273808	1.273808	
1N1W16C -02500	CHARLIE POTATOES LLC	8.108644	8.108644	
1N1W16B -00900	BURNHAM LEONA L TR	2.166653		Yes
1N1W16A -00700	BURNHAM JOHN F TR ET AL	15.01256		
1N1W16A -00800	BURNHAM JOHN F TR ET AL	24.72772		
1N1W16B -00700	BURNHAM JOHN F TR ET AL	33.88826		
1N1W16B -01100	BURNHAM JOHN F TR ET AL	36.7665		
1N1W16B -00800	BURNHAM JOHN F & JANET A	2.18639	114.7481	
1N1W16D -02900	BOTHUM ALFRED C & ALVERNA F	5.757795	5.757795	
1N1W16B -00200	BLUMENKRON DAVID F &	20.4861	20.4861	Yes
1N1W15C -00100	BEOVICH EVANKA TR	93.49746	93.49746	Yes
1N1W16D -03000	AZHAR FARHAT TR	4.952087	4.952087	
1N1W16D -02300	ANDREWS SUSAN &	0.93244	0.93244	

Based upon the table above and the calculations provided herein, the median tract size of properties capable of meeting the income threshold is 37.47 acres. The Applicant's property is 84 acres, at least as large as the other tracts capable of generating at least $10,000 in annual gross sales.

(B) The subject tract is capable of producing at least the median level of annual gross sales of county indicator crops as the same commercial farm or ranch tracts used to calculate the tract size in paragraph (A) of this subsection;

Applicant's Response: Of the farm tracts identified in subsection (A), the tracts shown capable of producing the following gross sales of county indicator crops have been identified. The median level of annual gross sales of county indicator crops of tracts within the study area is $23,540.24. As shown in table 3, the subject tract is capable of generating $37,473.78. The applicant's property has the potential to produce more than the median level of gross annual sales.

(C) The subject tract is currently employed for a farm use, as defined in ORS 215.203, at a level capable of producing the annual gross sales required in paragraph (B) of this subsection;

(D) The subject lot or parcel on which the dwelling is proposed is not less than 10 acres in western Oregon or 20 acres in eastern Oregon;

(E) Except as permitted in ORS 215.213(1)(r) and 215.283(1)(p) (1999 Edition), there is no other dwelling on the subject tract;

(F) The dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land, such as planting, harvesting, marketing or caring for livestock, at a commercial scale; and

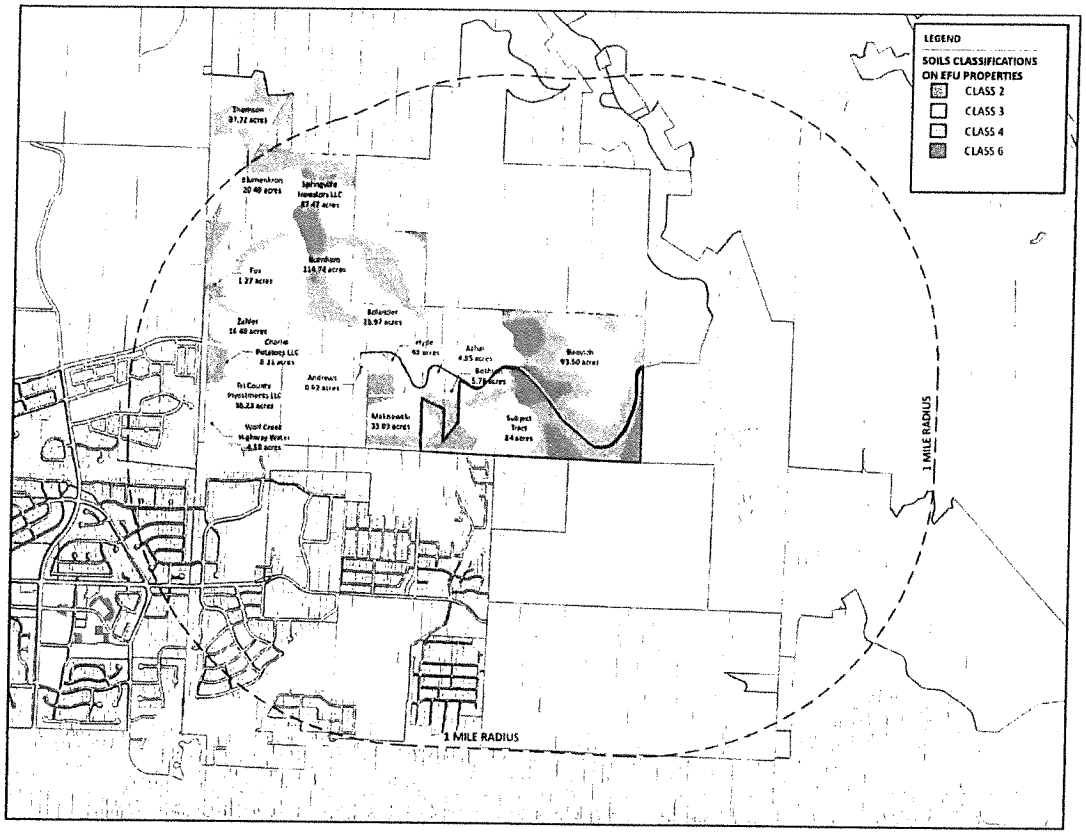
(G) If no farm use has been established at the time of application, land use approval shall be subject to a condition that no building permit may be issued prior to the establishment of the farm use required by paragraph (C) of this subsection.

Applicant's Response: The subject tract is currently employed in a farm use (hay and foraging) at a level capable of producing the annual gross sales, is greater than 10 acres, does not contain another dwelling and the proposed dwelling will be occupied by the property owner, who is principally engaged in the farm use of the land.

(b) In order to identify the commercial farm or ranch tracts to be used in paragraph (2)(a)(A) of this rule, the gross sales capability of each tract in the study area including the subject tract must be determined, using the gross sales figures prepared by the county pursuant to subsection (2)(c) of this section as follows:

(A) Identify the study area. This includes all the land in the tracts wholly or partially within one mile of the perimeter of the subject tract;

Applicant's Response: The study area for the tract is shown within the map below. The study area has been created by identifying tracts wholly or partially within one mile of the perimeter of the subject tract. The map below has been generated using NCRS Soil Survey GIS Data.



(B) Determine for each tract in the study area the number of acres in every land classification from the county assessor's data;

Table 2 - Tract Size and Land Classifications

Tract Name	Taxlot(s)	Parcel Size	Total Tract Size	Soil Classification							
				2	%	3	%	4	%	6	%
ANDREWS	1N1W16D -02300	0.93	0.93	0.006	1%	.0925	99%				
AZHAR	1N1W16D -03000	4.95	4.95	0.26	5%	2.38	41%	3.10	54%		
BEOVICH	1N1W15C -00100	93.49	93.49			43.80	47%	36.69	39%	12.97	14%
BLUMENKRON	1N1W16B -00200	20.49	20.49	0.00		12.67	62%	7.82	38%		
BOTHUM	1N1W16D -02900	5.76	5.76	0.27	5%	2.38	41%	3.11	54%		
BURNHAM	1N1W16B -00800	2.19	114.75	3.57	3%	73.16	64%	31.75	28%	6.21	5%
	1N1W16A -00700	15.01									
	1N1W16A -00800	24.73									
	1N1W16B -00700	33.89									
	1N1W16B -01100	36.77									
	1N1W16B	2.17									

	-00900										
CHARLIE POTATOES LLC	1N1W16C -02500	8.11	8.11	2.99	37%	3.51	43%	1.60	20%	0.00	0%
FOX	1N1W16B -01200	1.27	1.27	0.70	55%	0.44	34%	0.14	11%		
HYDE	1N1W16D -02700	0.98	0.98	0.00		0.91	93%	0.07	7%		
KOLANDER	1N1W16D -02100	15.97	15.97	0.00		8.85	55%	7.11	45%		
MALINOWSKI	1N1W16D -02600	9.18	33.03	12.13	37%	13.62	41%	7.35	22%		
	1N1W16D -03200	22.69									
	1N1W16D -02400	1.16									
SPRINGVILLE INVESTORS LLC	1N1W16B -00100	37.47	37.47	0.00		17.75	47%	10.19	27%	9.53	25%
THOMSON	1N1W09C -02500	32.25	37.72	0.06	0%	17.62	47%	20.04	53%		
	1N1W09C -02400	5.47									
TRI-COUNTY	1N1W16C -02301	38.23	38.23	1.01	3%	35.44	93%	1.77	5%		
WOLF CREEK	1N1W16C -02302	4.58	4.58	0.00		4.58	100%				
ZAHLER	1N1W16C -00100	21.00	37.48	0.28	1%	30.16	80%	6.96	19%		
	1N1W16C -00400	16.48									
SUBJECT TRACT	1N1W16D-03100	7.67	84.26	7.10	8%	30.42	36%	30.10	36%	16.64	20%
	1N1W16D-03100	22.2									
	1N1W15C -00600	54.39									

(C) Determine the potential earning capability for each tract by multiplying the number of acres in each land class by the gross sales per acre for each land class provided by the commission pursuant to subsection (2)(c) of this section. Add these to obtain the potential earning capability for each tract;

Table 3 - Potential Earning Capacity for Each Tract

Tract Name	Acres in Each Land Class				Gross Sales Per Acre By Class				Potential Earning Capability
	Class 2	Class 3	Class 4	Class 6	Class 2	Class 3	Class 4	Class 6	
ANDREWS	0.01	0.93	0.00	0.00	807.56	663.36			619.53
AZHAR	0.00	3.48	1.48	0.00		663.36	288.42		2,731.31
BEOVICH	0.00	43.81	36.70	12.97		663.36	288.42	173.05	41,889.80
BLUMENKRON	0.00	12.67	7.82	0.00		663.36	288.42		10,658.88
BOTHUM	0.27	2.38	3.11	0.00	807.56	663.36	288.42		2,692.24
BURNHAM	3.57	73.16	31.75	6.21	807.56	663.36	288.42	173.05	61,642.59
CHARLIE POTATOES LLC	2.99	3.51	1.60	0.00	807.56	663.36	288.42		5,210.51
FOX	0.70	0.44	0.14	0.00	807.56	663.36	288.42		895.34
HYDE	0.00	0.91	0.07	0.00		663.36	288.42		600.83
KOLANDER	0.00	8.85	7.11	0.00		663.36	288.42		7,923.54

MALINOWSKI	12.13	13.62	7.35	0.00	807.56	663.36	288.42		20,949.32
SPRINGVILLE INVESTORS LLC	0.00	17.75	10.19	9.53		663.36	288.42	173.05	16,364.39
THOMSON	0.06	17.62	20.04	0.00	807.56	663.36	288.42		17,518.63
TRI-COUNTY	1.01	35.44	1.77	0.00	807.56	663.36	288.42		24,836.07
WOLF CREEK HIGHWAY WATER	0.00	4.58	0.00	0.00		663.36			3,036.76
ZAHLER	0.28	30.16	6.96	0.00	807.56	663.36	288.42		22,244.41
SUBJECT TRACT	7.10	30.42	30.10	16.64	807.56	663.36	288.42	173.05	37,473.78

(D) Identify those tracts capable of grossing at least $10,000 based on the data generated in paragraph (C) of this subsection; and

Applicant's Response: The tracts shown in Table 3 with green figures in the final column are capable of grossing at least $10,000 in annual gross sales.

(E) Determine the median size and median gross sales capability for those tracts capable of generating at least $10,000 in annual gross sales to use in paragraphs (2)(a)(A) and (B) of this subsection.

Applicant's Response: Seven tracts have been identified within Table 3 as being capable of generating at least $10,000 in annual gross sales. Of these tracts, the median size is 37.47 acres. The median income potential is 23,540.24. The Applicant's tract is 84 acres, larger than the median. The Applicant's income potential is 37,473.78, larger than the median. The Applicant's tract has been excluded from the median area and sales calculation.

(c) In order to review a farm dwelling pursuant to subsection (2)(a) of this section, a county may prepare, subject to review by the director, a table of the estimated potential gross sales per acre for each assessor land class (irrigated and non-irrigated) required in subsection (2)(b) of this section. The director shall provide assistance and guidance to a county in the preparation of this table. The table shall be prepared as follows:

(A) Determine up to three indicator crop types with the highest harvested acreage for irrigated and for non-irrigated lands in the county using the most recent OSU Extension Service Commodity Data Sheets, Report No. 790, "Oregon County and State Agricultural Estimates," or other USDA/Extension Service documentation;

Table 4 - Indicator Crop Types

Crop	Acreage Reporting
Grains	***1,100***
Hays & Forage	***4,750***
Grass & Legume Seeds	***1,000***
Field Crops	0
Tree Fruits & Nuts	230
Small Fruits & Berries	507
Vegetable Crops	90

Spec. Produce	90
Acres Not Disclosed	1,885
Total Acres	9,652

*Indicator Crops are shown in **bold italics**.*

(B) Determine the combined weighted average of the gross sales per acre for the three indicator crop types for irrigated and for non-irrigated lands, as follows:

(i) Determine the gross sales per acre for each indicator crop type for the previous five years (i.e., divide each crop type's gross annual sales by the harvested acres for each crop type);

Table 5 - Gross Sales Per Acre for Five Years			
2008			
Indicator Crop	**Harvest Acres**	**Gross Annual Sales**	**Value Per Acre ($)**
Grains	950	521,000	548
Hay & Forage	4,550	2,106,000	462
Grass & Legume Seeds	300	324,000	1,080
2009			
Indicator Crop	**Harvest Acres**	**Gross Annual Sales**	**Value Per Acre**
Grains	1,150	602,000	523
Hay & Forage	4,850	1,980,000	408
Grass & Legume Seeds	300	153,000	510
2010			
Indicator Crop	**Harvest Acres**	**Gross Annual Sales**	**Value Per Acre**
Grains	1,450	824,000	568
Hay & Forage	4,750	1,677,000	353
Grass & Legume Seeds	200	75,000	375
2011			
Indicator Crop	**Harvest Acres**	**Gross Annual Sales**	**Value Per Acre**
Grains	1,350	1,012,000	749
Hay & Forage	4,850	2,171,000	447
Grass & Legume Seeds	900	817,000	907
2012			
Indicator Crop	**Harvest Acres**	**Gross Annual Sales**	**Value Per Acre**
Grains	1,100	949,000	862
Hay & Forage	4,750	2,094,000	440
Grass & Legume Seeds	1,000	1,064,000	1,064

(ii) Determine the average gross sales per acre for each crop type for three years, discarding the highest and lowest sales per acre amounts during the five year period;

Table 6 - Average Gross Sales Per Acre							
Indicator Crop	**2008**	**2009**	**2010**	**2011**	**2012**	**Total**	**Average Value Per Acre**
Grains	548	523	568	749	862	1,865	621
Hay & Forage	462	408	353	447	440	1,295	431
Grass & Legume Seeds	1,080	510	375	907	1,064	2,481	827

(iii) Determine the percentage each indicator crop's harvested acreage is of the total combined harvested acres for the three indicator crop types;

Table 7 - Percent of Harvested Acreage		
Indicator Crop	Total Acres	Percent Total
Grains	1,100	16.1%
Hay & Forage	4,750	69.3%
Grass & Legume Seeds	1,000	14.6%
		100%

(iv) Multiply the combined sales per acre for each crop type identified under subparagraph (ii) of this paragraph by its percentage of harvested acres to determine a weighted sales per acre amount for each indicator crop; and

Table 8 - Weighted Sales per Acre			
Indicator Crop	Average Value Per Acre	Percent Total	Weighted Sales Per Acre
Grains	$621	16.1%	$99.98
Hays & Forage	$431	69.3%	$298.63
Grass & Legume Seeds	$827	14.6%	$120.74

(v) Add the weighted sales per acre amounts for each indicator crop type identified in subparagraph (iv) of this paragraph. The result provides the combined weighted gross sales per acre.

Table 9 - Combined Weighted Gross Sales Per Acre	
Indicator Crop	Weighted Sales Per Acre
Grains	$99.98
Hays & Forage	$298.63
Grass & Legume Seeds	$120.74
Total	$519.05

(C) Determine the average land rent value for irrigated and non-irrigated land classes in the county's exclusive farm use zones according to the annual "income approach" report prepared by the county assessor pursuant to ORS 308A.092; and

Table 10 - Multnomah County 2013 Farm Rates/SAV/MSAV							
Zoned Exclusive Farm Use							
Class			Rent Per Acre	Interest Rate	SAV	MSAV	AV
Dry	I	EA	$195	5.86	1.51	2,309.81	2,309.81
Dry	II	EB	$140	5.86	1.51	2,133.03	1,899.59
Dry	III	EC	$115	5.86	1.51	1,584.18	1,560.38
Dry	IV	ED	$50	5.86	1.51	452.70	452.70
Dry	V	EE	$30	5.86	1.51	206.73	206.73
Irrigated	I	E1	$210	5.86	1.51	2,445.10	2,445.10
Irrigated	II	E2	$136	5.86	1.51	2,248.32	1,845.32
Irrigated	III	E3	$129	5.86	1.51	1,780.96	1,750.34

(D) Determine the percentage of the average land rent value for each specific land rent for each land classification determined in paragraph (C) of this subsection. Adjust the combined weighted sales per acre amount identified in subparagraph (B)(v) of this subsection using the percentage of average land rent (i.e., multiply the weighted average determined in subparagraph (B)(v) of this subsection by the percent of average land rent value from paragraph (C) of this subsection). The result provides the estimated potential gross sales per acre for each assessor land class that will be provided to each county to be used as explained under paragraph (2)(b)(C) of this section.

Table 11 – Lease Rent Value and Potential gross Sales of Assessment Land Classes

Land Classification (non-irrigated)	Rent Value	Acres	Product (Total $)*	Adjustment Factor **	Potential Gross Sales ($ per acre)***
I	$195	391.91	$76,422.45	2.16707568	$1,124.82
II	$140	1,047.50	$146,650.00	1.55584921	$807.56
III	$115	4,205.34	$483,614.10	1.27801899	$663.36
IV	$50	1,761.94	$88,097.00	0.55566043	$288.42
V	$30	2,139.06	$64,171.80	0.33339626	$173.05
Total or Average	$89.98	9,545.75	$858,955.35		

*Product of two columns to left; product total is equivalent of the total potential lease rent value of all acres in that assessment land class in the county.
**Adjustment factor is the rent value (second column) divided by county weighted average of $89.98 (calculated countywide average rent value).
*** Potential gross sales per acre is equal to the adjustment factor times the combined weighted gross sales per acre from Table 9 ($519.05).

Conclusion
From the preliminary analysis provided, it appears that the Applicant's property is clearly capable of generating farming income at levels required within 33.2625(D)(3) of the County's Code.

Please feel free to give me a call if you have any questions or need any additional clarification.

Sincerely,

Andrew Tull
Principal Planner
3J Consulting, Inc.

Attachments: Guidelines for Preparing Estimates for Potential Gross Farm Sales (Pease)
Multnomah County – 2013 Farm Rates
Oregon County and State Agricultural Estimates (SR70-2012)

copy: Mr. Scott Reed
File

Memorandum

CSA Planning, Ltd
4497 Brownridge, Suite 101
Medford, OR 97504
Telephone 541.779.0569
Fax 541.779.0114
Mike@CSAplanning.net

To: Lindsey Nesbitt, Senior Planner
Multnomah County Department of Community Services

Date: March 3, 2015

Subject: Farm Capability Numbers

The purpose of this memorandum is to outline the methodologies and data sources used to compile farm capability figures for Multnomah County, consistent with Oregon Administrative Rule (OAR) OAR 660-033-0135(2)(a).

Attachments include
1. OAR 660-033-0135(2)(a)-(c) and OAR 660-033-0130(1).
2. Estimated Potential Gross Sales Per Acre For Each Land Class Results Table
3. Excel document with above numbers, calculations and supporting documentation.

Methodology:

OAR 660-033-0135(2)(c) prescribes the data sources and to substantial extent the methodologies for producing farm capability numbers to be used for the siting of a dwelling on farmland under OAR 660-033-0130(1). OAR 660-033-0135(2(a) and (b) govern the application of said numbers once compiled.

Below is a step by step walk-through of OAR 660-033-0315(2)(c) with references to the excel spreadsheet compiled for Multnomah County.

Step 1.

Code: *660-33-135(2)(c) "In order to review a farm dwelling pursuant to subsection (2)(a) of this section, a county may prepare, subject to review by the director, a table of the estimated potential gross sales per acre for each assessor land class (irrigated and nonirrigated) required in subsection (2)(b) of this section. The director shall provide assistance and guidance to a county in the preparation of this table. The table shall be prepared as follows:"*

Notes:
a. Preparation of the figures is optional.
b. DLCD director shall provide assistance with and guidance to the County
c. There will be separate figures for irrigated values and non-irrigated values.
d. The full text of OAR 660-033-0135(2)(a)-(c) and OAR 660-033-0130(1) are found in the attached excel spreadsheet at the worksheet titled, "OAR660-066-0010".

Step 2 (Indicator Crop Selection).

Code: *"660-33-135(2)(c)(A) Determine up to three indicator crop types with the highest harvested acreage for irrigated and for nonirrigated lands in the county using the most recent OSU Extension Service Commodity Data Sheets, Report No. 790, "Oregon County and State Agricultural Estimates," or other USDA/Extension Service documentation;"*

Notes:

a. The most recent OSU Extension Commodity Data Sheets, Report 790 figures are found in the excel document worksheets titled "details 2008-2012" and "sales

2008-2012". Print-outs of the same commodity sheets are also attached separately. See also worksheet "Bibliography" for additional citations.

At the time the data was compiled, the most recent reports are provided through the year 2012.

b. "Other USDA/Extension Service documentation" utilized was from the OSU Extension Service OAIN interactive data download website: http://oain.oregonstate.edu/ and http://oain.oregonstate.edu/EconInfo/sr790-2013.pdf

c. The County may select between 1 and 3 indicator crops, for each category being irrigated and non-irrigated. The indicator crops selected must be that which is reported to have the highest harvested acreage. The last / most recent five years (that were reported) were selected in order to comply with OAR660-33-135(2)(c)(B), addressed in detail below.

Three crop types are recommended as indicators for the irrigated crop category. The three crop types are Grains, Grass and Legume Seed, and Small Fruit and Berry. These are the three with the highest reported acreage. As a side note, it is very likely, based on the gross dollar amounts associated with vegetable and truck crop and specialty crops, that these two types should be indicator crops, however since the rule states the OSU Extension Service Commodity Sheet 790 must be used, and said sheets show these two crops to not have the highest reported acreage, they cannot be used as indicator crops.

The crop type recommended for non-irrigated crop category is Hay and Forage, being the highest reported acreage in a discernable non-irrigated category.

See "details 2008-2012", cells A5 - AD12. Specifically values in the "acre' columns for each year respectively.

Step 3 (Combined Weighted Average).

Code: *"660-33-135(2)(c)(B) Determine the combined weighted average of the gross sales per acre for the three indicator crop types for irrigated and for nonirrigated lands, as follows:*

(i) Determine the gross sales per acre for each indicator crop type for the previous five years (i.e., divide each crop type's gross annual sales by the harvested acres for each crop type);

(ii) Determine the average gross sales per acre for each crop type for three years, discarding the highest and lowest sales per acre amounts during the five year period;

(iii) Determine the percentage each indicator crop's harvested acreage is of the total combined harvested acres for the three indicator crop types;

(iv) Multiply the combined sales per acre for each crop type identified under subparagraph (ii) of this paragraph by its percentage of harvested acres to determine a weighted sales per acre amount for each indicator crop; and

(v) Add the weighted sales per acre amounts for each indicator crop type identified in subparagraph (iv) of this paragraph. The result provides the combined weighted gross sales per acre."

Notes:

a. Gross sales per acre for each indicator crop are identified in the "gross per acre" fields (Cells F5-F8; L5-L8; R5-R8; X5-X8; and AD5 - AD8) on worksheet, "details 2008-2012" for each of the last five years.

b. The same were carried forward in a more compact manner on worksheet,"Summary_2008-2012" cells E3 through I9, for all five years. The irrigated crops are in rows 4-6 and the nonirrigated crop is in row 9. *(OAR660-33-135(2)(c)(B)(i))*

c. Averages of gross sales per acre excluding the highest (highlighted in orange) and the lowest, (highlighted in light blue) were calculated in cells K3-K9. *(OAR660-33-135(2)(c)(B)(ii))*

d. The percentage each crop's harvested acreage is of the total combined is found in cells N3-N9. *(OAR660-33-135(2)(c)(B)(iii))*

e. The weighted sales per acre amount is found at Cells P3-P9. *(OAR660-33-135(2)(c)(B)(iv))*

f. The Combined weighted gross sales per acre is found at Q7 for irrigated crops and Q9 for nonirrigated crops. *(OAR660-33-135(2)(c)(B)(v))*

Step 4 (Average Land Rent Value).

Code: *"660-33-135(2)(c)(C)" Determine the average land rent value for irrigated and nonirrigated land classes in the county's exclusive farm use zones according to the annual "income approach" report prepared by the county assessor pursuant to ORS 308A.092;"*

Notes:

a. Multnomah County Planning provided a copy of the 2014 Farm Rates prepared by Multnomah County Department of Assessment and Taxation, consistent with ORS 308A.092. The same is included as an image under worksheet, *"Rents"*. The figures for the same were transferred into a table within the "Rents" worksheet in cells C5 - I12.

b. The average land rent value for irrigated land classes is found at cell K12 and nonirrigated is found at cell J9.

Step 5 (Adjusted Combined Weighted Sales Per Acre / Potential Gross Sales Per Acre By Land Class).

Code: *"660-33-135(2)(c)(D) Determine the percentage of the average land rent value for each specific land rent for each land classification determined in paragraph (C) of this subsection.*

Adjust the combined weighted sales per acre amount identified in subparagraph (B)(v) of this subsection using the percentage of average land rent (i.e., multiply the weighted average determined in subparagraph (B)(v) of this subsection by the percent of average land rent value from paragraph (C) of this subsection).

The result provides the estimated potential gross sales per acre for each assessor land class that will be provided to each county to be used as explained under paragraph (2)(b)(C) of this section."

Notes:

a. Percent of average land rent value for each specific land rent for each land classification values are found at worksheet "Rents", cells L3 - L12. The same are carried forward to cells D21 - D28 on worksheet "Summary_2008-2012"

b. The adjusted combined weighted sales per acre amount identified in (B)(v) are found at worksheet "Summary_2008-2012" cells Q7 for irrigated and Q9 for nonirrigated. The same are carried forward and applied to Cells E21 - E28.

c. The multiplication of the two values above generates the Estimated Potential Gross Sales Per Acre for Each Land Class in Cells F21 - F28 on worksheet "Summary_2008-2012" These are the values to be utilized in the evaluation of qualification for Dwelling on farm zoned land under OAR 660-33-130(1) also referred to as the Farm Capability Dwelling.

Step 5 Results Table

Description	Class	Percent of average	Combined weighted gross sales per acre	Estimated Potential Gross Sales Per Acre For Each Land Class
Dry	I	184%	$ 432	$ 795.16
Dry	II	132%	$ 432	$ 570.88
Dry	III	108%	$ 432	$ 468.94
Dry	IV	47%	$ 432	$ 203.89
Dry	V	28%	$ 432	$ 122.33
Irrigated	I	133%	$ 2,276	$ 3,019.08
Irrigated	II	86%	$ 2,276	$ 1,955.21
Irrigated	III	81%	$ 2,276	$ 1,854.58

CSA Planning, Ltd.

Michael Savage
Associate

cc. File

Table 2 - Potential Earning Capacity for Each Tract

Tract Name	Acres in Each Land Class				Gross Sales Per Acre By Class				Potential Earning Capability
	Class 2	Class 3	Class 4	Class 6	Class 2	Class 3	Class 4	Class 6	
Andrews	0.01	0.93	0	0	$570.88	$468.94	$203.89	$122.33	$441.82
Azhar	0	3.48	1.48	0	$570.88	$468.94	$203.89	$122.33	$1,933.67
Beovich	0	43.81	36.7	12.97	$570.88	$468.94	$203.89	$122.33	$29,613.64
Blumenkron	0	12.67	7.82	0	$570.88	$468.94	$203.89	$122.33	$7,535.89
Bothum	0.27	2.38	3.11	0	$570.88	$468.94	$203.89	$122.33	$1,904.31
Burnham	3.57	73.16	31.75	6.21	$570.88	$468.94	$203.89	$122.33	$43,578.87
Charlie Potatoes LLC	2.99	3.51	1.6	0	$570.88	$468.94	$203.89	$122.33	$3,679.13
Fox	0.7	0.44	0.14	0	$570.88	$468.94	$203.89	$122.33	$634.49
Hyde	0	0.91	0.07	0	$570.88	$468.94	$203.89	$122.33	$441.01
Kolander	0	8.85	7.11	0	$570.88	$468.94	$203.89	$122.33	$5,599.78
Malinowski	12.13	13.62	7.35	0	$570.88	$468.94	$203.89	$122.33	$14,810.33
Springville Investors LLC	0	17.75	10.19	9.53	$570.88	$468.94	$203.89	$122.33	$11,567.13
Thompson	0.06	17.62	20.04	0	$570.88	$468.94	$203.89	$122.33	$12,382.93
Tri-County	1.01	35.44	1.77	0	$570.88	$468.94	$203.89	$122.33	$17,556.71
Wolf Creek Highway Water	0	4.58	0	0	$570.88	$468.94	$203.89	$122.33	$2,147.75
Zahler	0.28	30.16	6.96	0	$570.88	$468.94	$203.89	$122.33	$15,722.15
								Median:	**$15,722.15**
Subject Tract	7.1	30.42	30.1	16.64	$570.88	$468.94	$203.89	$122.33	$26,491.06

Rec. 361, 366.

App-102

Affidavit

(Sworn Statement)

August 26, 2022

My legal name is Scott Logan Reed ("Affiant") and being duly sworn, hereby swear under oath that:

1. Scott Reed owns and operates Springwood Acres Farm at 12424 NW Springville Road, Portland, OR 97229.
2. Springwood Acres Farm collects/washes/sells eggs from pastured raised chickens and breeds/sells goats.
3. Scott Reed is the sole farm operator and oversees all farming decisions made at Springwood Acres Farm.
4. Scott Reed spends more that 40 hours a week on average working on farm activities at Springwood Acres Farm.
5. Once the proposed home is built on the farm, Scott Reed and his family will live in the house.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statements are, to the best of my knowledge, true and correct.

Affiant's Signature

08/26/22
Date

Notary Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Oregon
County of Washington

On August 26, 2022 before me, Mohammad Sharif Bohlool, personally appeared Scott Logan Reed who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the forgoing paragraph is true and correct.

Witness my hand and official seal.

OFFICIAL STAMP
MOHAMMAD SHARIF BOHLOOL
NOTARY PUBLIC - OREGON
COMMISSION NO. 988793
MY COMMISSION EXPIRES MAY 28, 2023

Notary Signature

08/26/2022
Date